



Fresno Multi-Jurisdictional 2015-2023 Housing Element

A Regional Plan for Addressing Housing Needs

Fresno County | Clovis | Coalinga | Fowler | Huron | Kerman | Kingsburg
Mendota | Parlier | Reedley | San Joaquin | Sanger | Selma

Adopted
April 2016



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Credits

Participating Jurisdictions

City of Clovis
City of Coalinga
City of Fowler
Fresno County
City of Huron
City of Kerman
City of Kingsburg
City of Mendota
City of Parlier
City of Reedley
City of Sanger
City of San Joaquin
City of Selma

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INTRODUCTION



California Housing Element law requires every jurisdiction to prepare and adopt a housing element as part of general plans. In California it is typical for each city or county to prepare and maintain its own separate general plan and housing element. However, Fresno County and 12 of the 15 cities in Fresno County, with the help of the Fresno Council of Governments (FCOG), are preparing a Multi-Jurisdictional Housing Element for the fifth round of housing element updates. The Multi-Jurisdictional Housing Element provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level. Regional efforts also provide the opportunity for the local governments in the county to work together to accommodate the Regional Housing Needs Allocation (RHNA) assigned to the Fresno County region. In addition, economies of scale can result in significant cost savings to jurisdictions preparing a joint housing element.

The primary objective of the project is to prepare a regional plan addressing housing needs through a single certified housing element for all 13 participating jurisdictions. The Fresno County Multi-Jurisdictional Housing Element represents an innovative approach to meeting State Housing Element law and coordinating resources to address the region's housing needs. The regional housing element approach, while tested in a few counties with fewer jurisdictions, will be a major undertaking for FCOG and the 13 jurisdictions. The following jurisdictions are participating in the effort: Fresno County, Clovis, Coalinga, Fowler, Huron, Kerman, Kingsburg, Mendota, Parlier, Reedley, San Joaquin, Sanger, and Selma.

State Housing Element requirements are framed in the California Government Code, Sections 65580 through 65589, Chapter 1143, Article 10.6. The law requires the State Department of Housing and Community Development (HCD) to administer the law by reviewing housing elements for compliance with State law and by reporting its written findings to the local jurisdiction. Although State law allows local governments to decide when to update their general plans, State Housing Element law mandates that housing elements be updated every eight years. The Multi-Jurisdictional Housing Element will cover the planning period of December 31, 2015 through December 31, 2023, and must be adopted and submitted to HCD for certification by December 31, 2015. The Housing Element must include: 1) an identification and analysis of existing and projected local housing needs; 2) an identification of resources and constraints; and 3) goals, policies, and implementation programs for the rehabilitation, maintenance, improvement, and development of housing for all economic segments of the population.

HOUSING ELEMENT PURPOSE

This document is the 2015-2023 Housing Element for 13 jurisdictions in Fresno County. The purpose of the housing element is to identify a community’s current (2014) housing needs; state the region’s goals and objectives with regard to housing production, rehabilitation, conservation to meet those needs; and define the policies and programs that the community will implement to achieve the stated goals and objectives.

GENERAL PLAN CONSISTENCY

The housing element is a required element of the general plan. State law requires that the housing element be consistent with the other elements of the jurisdictions’ general plan. The policies and implementation programs in this housing element are consistent with the policies and implementation programs in the other elements of each jurisdiction’s general plan. However, if during the implementation of this housing element, any inconsistencies are identified, a local government would need to amend its general plan to maintain consistency with other elements of the general plan. As other elements of the general plan are amended in the future, the local governments must also review the Housing Element and update as necessary to ensure internal consistency is maintained.

HOUSING ELEMENT ORGANIZATION

The Housing Element is organized into the following major sections:

- **Section 1. Introduction:** An introduction, reviewing the purpose, process, and scope of the Housing Element;
- **Section 2. Housing Needs Assessment:** An analysis of the demographic profile, housing characteristics, and existing and future housing needs;
- **Section 3. Opportunities for Residential Development:** A summary of the land, financial, and organizational resources available to address the identified housing needs and goals. This section also includes an analysis of opportunities for energy conservation in residential development;
- **Section 4. Housing Development Constraints:** An analysis of the potential market, governmental, and environmental constraints in the region; and
- **Section 5. Housing Goals and Policies:** The regional goals and policies that will help meet diverse housing needs.

The Housing Element also includes two Appendices. Appendix 1 includes a summary of public input and a listing of the residential care facilities in Fresno County.

Appendix 2 is organized into separate appendices for each jurisdiction. The appendices are structured as follows:

1. **Implementation Programs and Quantified Objectives:** Details jurisdiction-specific implementation programs to be carried out over the planning period to address the regional housing goals;
2. **Sites Inventory:** Describes the jurisdiction-specific sites available to meet the RHNA;
3. **Constraints:** Identifies potential jurisdiction-specific governmental constraints to the maintenance, preservation, conservation, and development of housing; and
4. **Evaluation of Previous Housing Element:** When applicable, describes the progress implementing the previous housing element's policies and actions.
5. **At Risk:** An analysis of the at-risk units by jurisdiction as well as the preservation options.

PUBLIC OUTREACH AND ENGAGEMENT

State law requires local governments to make a diligent effort to achieve public participation of all socioeconomic segments of the community in the development of the housing element. All public comments are included in Appendix 1A. The comments received at the workshops and through the online survey were considered in the preparation of this Housing Element, specifically in the goals, policies, and implementation programs.

Workshops and Online Survey

On March 4, 2015, the participating jurisdictions held two workshops for key stakeholders and community members interested in housing issues in the county. The City of Selma hosted a workshop at the City Council Chambers located at 1710 Tucker Street in the city of Selma from 10 am to 12 pm. The City of Kerman hosted the second workshop at the Community Center located at 15101 West Kearney Boulevard in the city of Kerman from 2 pm to 4 pm. Participants listened to a short introductory presentation about the Housing Element Update and were asked to provide input on key issues, barriers, and opportunities for creating affordable housing in the county. In total, 33 stakeholders attended the workshops.

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The participating jurisdictions and the Housing Element Update consultants publicized the workshops using email announcements phone calls, and flyers posted and distributed throughout the county in both English and Spanish. The consultants sent out the first workshop email announcement on February 17, 2015, and a reminder email announcement on March 3, 2015, a day before the workshops. The consultants also called the list of stakeholders the week leading up to the workshop, and distributed workshop flyers throughout the months of February and March 2015. In total 222 stakeholders were contacted and encouraged to attend the workshops. The participating jurisdictions also issued public notices to local newspapers and published the meeting announcement in their local newsletters. Individual jurisdictions made other efforts to encourage participation, including personal phone calls to stakeholders, utility bill inserts, advertising the meetings on the City’s website and in the City’s email newsletter, sending press releases to local newspapers, and posting flyers at key locations, including affordable housing developments. Further efforts included posting the workshop information on an electronic reader board for visibility as people enter the city, and making the event a push item on the City’s app. See Appendix 1 for a sample of the publicity materials.

On March 17, 2015, the consultants emailed stakeholders a link to the workshop summary found on the project website and a link to an online survey for the individuals who were unable to attend the workshop, but wanted to provide feedback. In total, 13 stakeholders responded to the survey.

Study Sessions

The participating jurisdictions held study sessions with their respective Planning Commission and/or City Council to review the Public Review Draft Housing Element. At each of the study sessions, staff and the consultants presented an overview of the draft Housing Element, facilitated a discussion with the Planning Commission and/or City Council, and requested input before submitting the document to HCD for review.

The participating jurisdictions translated and distributed flyers announcing the study sessions and gave a public notice in newspapers of general circulation. Additionally, staff directly contacted local housing advocates, developers, social service providers, and key stakeholders, to notify them of the study sessions.

The following study sessions were held in the county:

- **Fresno County:** June 4, 2015, and July 14, 2015, at 9:00 am at the Hall of Records located at 2281 Tulare Street, Fresno (Planning Commission and Board of Supervisors Study Sessions, respectively)
- **City of Kerman:** June 3, 2015, at 6:30 pm at the Kerman City Hall located at 850 S. Madera Avenue (Planning Commission/City Council Joint Study Session)
- **City of Kingsburg:** June 3, 2015, at 7:00 pm at the City Council Chambers located at 1401 Draper Street (City Council Study Session)
- **City of Coalinga:** June 4, 2015, at 6:00 pm at the City Council Chambers located at 155 W. Durian (Planning Commission/City Council Joint Study Session)
- **City of Mendota:** June 9, 2015, at 5:00 pm at the City Council Chambers located at 643 Quince Street (City Council Study Session)
- **City of San Joaquin:** June 9, 2015, at 6:00 pm at 21991 Colorado Avenue (City Council Study Session)

- **City of Reedley:** June 15, 2015, at 7:00 pm at the City Council Chambers located at 845 G Street (Planning Commission/City Council Joint Study Session)
- **City of Clovis:** June 15, 2015, at 6:00 pm at 1033 5th street (Planning Commission/City Council Joint Study Session)
- **City of Selma:** June 15, 2015, at 5:00 pm at the City Council Chambers located at 1710 Tucker Street (City Council Study Session)
- **City of Fowler:** June 16, 2015, at 7:00 pm at the City Council Chambers located at 128 S. 5th Street (City Council Study Session)
- **City of Huron:** June 17, 2015, at 6:00 pm at the City Council Chambers located at 36311 Lassen Avenue (City Council Study Session)
- **City of Parlier:** June 17, 2015, at 6:30 pm at the City Council Chambers located at 1100 E. Parlier Avenue (City Council Study Session)
- **City of Sanger:** July 16, 2015, at 7:00 pm at the City Council Chambers located at 1700 7th Street (City Council Study Session)

Written Comments Received

Fresno COG received written comments on the Draft Housing Element from the Leadership Counsel for Justice and Accountability (dated July 16, 2015). This letter, along with the response from Fresno COG on behalf of the participating jurisdictions, is included in Appendix 1A. The suggestions in the letter were considered and the Draft Housing Element has been revised to address relevant comments, including the following: 1) providing more information on outreach efforts, 2) additional review and analysis of past performance, 3) providing additional specific objectives and timelines for several programs, 4) providing more detailed information on the availability of infrastructure, 5) including additional objectives and timelines for programs to address the housing needs of special needs populations (such as farmworkers), 6) elaborating and expanding on efforts in promoting fair housing, 7) additional analysis of the sites inventory, and 8) a program for lot consolidation.

HCD Submittal

The Fresno Council of Governments, on behalf of the participating jurisdictions, submitted the HCD Review Draft Housing Element for review.

Public Hearings

Public hearings will be held before the Planning Commission and City Council of each city and the Planning Commission and Board of Supervisors of Fresno County prior to adoption of the final Housing Element.

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HOUSING NEEDS ASSESSMENT



This section provides a comprehensive assessment of housing needs as the basis for developing responsive policies and implementation programs. This section summarizes demographic, employment, and housing characteristics for the jurisdictions in Fresno County. The main source of the information is the pre-approved data package for Fresno County provided by the California Department of Housing and Community Development (HCD), which is noted in the sources for the data tables in this section. The pre-approved data package uses several data sources, including the 2010 U.S. Census, American Community Survey (ACS), and the California Department of Finance (DOF). Other sources of information in this section include the following: the Fresno County Council of Governments (FCOG), the California Employment Development Department (EDD), the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Agriculture (USDA), and local economic data (e.g., home sales prices, rents, wages). It is important to note that the ACS data is a multi-year estimate based on sample data and has a large margin of error, especially for smaller cities. Three jurisdictions (Fresno city, Orange Cove, and Firebaugh) did not participate in the multi-jurisdictional housing element, but are still presented in some of the tables and analysis to provide comparisons.

POPULATION TRENDS AND CHARACTERISTICS

Population Change

The Department of Finance (DOF) provides population estimates for each jurisdiction, shown in Table 2-1. Analyzing population change can help assess where there may be a need for new housing and services.

Fresno County had a total population of over 960,000 in 2014. More than half the countywide population resides in the city of Fresno. The unincorporated area has the next largest population of 169,500, followed by the city of Clovis with a population of 102,188. The remaining cities have populations of about 25,000 or less.

The countywide average annual growth was 1.3 percent between 2000 and 2014, compared to 0.9 percent statewide. The city with the greatest average annual population change from 2000 to 2014 was Kerman, with a 3.8 percent increase. Clovis and Fowler were second and third with about 3 percent average annual growth.

Table 2-1 Change in Total Population (2000-2014)

Jurisdiction	Total Population						2000-2014	
	2000	2010	2011	2012	2013	2014	Total Change	Average Annual Growth
Fresno County	799,407	930,450	936,089	943,493	952,166	964,040	164,633	1.3%
Clovis	68,516	95,631	96,848	98,377	99,983	102,188	33,672	2.9%
Coalinga	15,798	18,087	17,996	16,788	16,729	16,467	669	0.3%
Firebaugh	5,743	7,549	7,591	7,776	7,777	7,809	2,066	2.2%
Fowler	3,979	5,570	5,699	5,742	5,801	5,883	1,904	2.8%
Fresno	427,719	494,665	497,560	503,825	508,453	515,609	87,890	1.3%
Huron	6,310	6,754	6,765	6,770	6,790	6,843	533	0.6%
Kerman	8,548	13,544	13,699	13,908	14,225	14,339	5,791	3.8%
Kingsburg	9,231	11,382	11,465	11,509	11,590	11,685	2,454	1.7%
Mendota	7,890	11,014	11,038	11,141	11,178	11,225	3,335	2.6%
Orange Cove	7,722	9,078	9,163	9,297	9,353	9,410	1,688	1.4%
Parlier	11,145	14,494	14,601	14,791	14,873	15,019	3,874	2.2%
Reedley	20,756	24,194	24,407	24,563	24,965	25,122	4,366	1.4%
Sanger	18,931	24,270	24,391	24,580	24,703	24,908	5,977	2.0%
San Joaquin	3,270	4,001	4,010	4,021	4,029	4,056	786	1.6%
Selma	19,444	23,219	23,307	23,631	23,799	23,977	4,533	1.5%
Unincorporated County	164,405	171,705	167,549	166,774	167,918	169,500	5,095	0.2%

Source: Fresno Pre-Approved Data Package, State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2014, with 2010 Census Benchmark.

Household and Group Quarters Population

The total population includes the household population and people living in group quarters. A household includes all persons who occupy a housing unit as their usual place of residence. This may include a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. Group quarters include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, correctional facilities, and workers' dormitories.

As shown in Table 2-2, the population living in group quarters in most of the jurisdictions was very small. However, the group quarters population in Fresno, Coalinga, and the unincorporated county were much larger. In Coalinga, this group quarters population primarily resides in the Pleasant Valley State Prison and the Coalinga State Hospital. In Fresno, three local detention facilities are located downtown with a fourth located two miles south of downtown.

Although the total population in Coalinga, shown in Table 2-1, appears to be decreasing between 2010 and 2014, this is due to the reduction in the group quarters population (at Pleasant Valley State Prison) as a result of recent changes to State and Federal policies. As shown in Table 2-2, the group quarters population in Coalinga decreased from 6,335 in 2010 to 4,538 in 2014, while the household population slightly increased.

SECTION 2: HOUSING NEEDS ASSESSMENT

Table 2-2 Change in Household Population (2000-2014)

		2000	2010	2014	Change 2000-2014
Clovis	Household Population	67,988	95,243	101,800	33,812
	Group Quarters Population	480	388	388	-92
Coalinga	Household Population	10,448	11,752	11,929	1,481
	Group Quarters Population	5,350	6,335	4,538	-812
Firebaugh	Household Population	5,682	7,536	7,796	2,114
	Group Quarters Population	61	13	13	-48
Fowler	Household Population	3,930	5,523	5,836	1,906
	Group Quarters Population	49	47	47	-2
Fresno	Household Population	419,465	485,798	505,950	86,485
	Group Quarters Population	8,187	8,867	9,659	1,472
Huron	Household Population	6,134	6,754	6,843	709
	Group Quarters Population	172	0	0	-172
Kerman	Household Population	8,520	13,537	14,332	5,812
	Group Quarters Population	31	7	7	-24
Kingsburg	Household Population	9,108	11,300	11,603	2,495
	Group Quarters Population	91	82	82	-9
Mendota	Household Population	7,882	11,014	11,225	3,343
	Group Quarters Population	8	0	0	-8
Orange Cove	Household Population	7,722	9,078	9,410	1,688
	Group Quarters Population	0	0	0	0
Parlier	Household Population	11,043	14,492	15,017	3,974
	Group Quarters Population	102	2	2	-100
Reedley	Household Population	20,361	23,945	24,882	4,521
	Group Quarters Population	395	249	240	-155
Sanger	Household Population	18,791	24,136	24,774	5,983
	Group Quarters Population	140	134	134	-6
San Joaquin	Household Population	3,270	4,001	4,056	786
	Group Quarters Population	0	0	0	0
Selma	Household Population	19,314	23,054	23,812	4,498
	Group Quarters Population	130	165	165	35
Unincorporated	Household Population	161,667	159,429	167,517	5,850
	Group Quarters Population	7,016	1,234	1,983	-5,033
Total	Household Population	781,325	906,592	946,782	165,457
	Group Quarters Population	22,212	17,523	17,258	-4,954

Source: U.S. Census, 2000 and 2010; DOF E-5 Population and Housing Estimates, 2014.

Age Characteristics

Although population growth strongly affects total demand for new housing, housing needs are also influenced by age characteristics. Typically, different age groups have distinct lifestyles, family characteristics, and incomes. As people move through each stage of life, their housing needs and preferences also change. Age characteristics are, therefore, important in planning for the changing housing needs of residents.

Table 2-3 shows a breakdown of each jurisdiction's population by age group and the median age. The age groups include school-age children (ages 5-17), college-age students (ages 18-24), young adults (ages 25-44), middle-age adults (ages 45-64), and seniors (ages 65+). A population with a large percentage of seniors may require unique housing, located near health care, transit, and other services. College students may need more affordable homes. Young adults and middle-age adults, which make up the workforce, may need homes located near employment or transit centers.

San Joaquin, Huron, and Parlier have a large proportion of school-age populations and a lower percentage of the workforce populations and seniors. Parlier, Mendota, Huron, and Coalinga have a large percentage of college-age populations. Kingsburg has a significantly high percentage of seniors, followed by Clovis, Fresno County, and Reedley. Huron and San Joaquin have the lowest median age at about 23. Clovis and Kingsburg have the highest median age at about 33, ten years higher.

Table 2-3 Population by Age Group (2013)

Jurisdiction	5 to 17 years (School-age Students)	18 to 24 years (College-age Students)	25-44 (Young Adults)	45-64 (Middle-aged Adults)	65 years and over (Seniors)	Median Age
Fresno County	21.1%	11.5%	26.6%	21.8%	10.3%	30.9
Clovis	21.5%	10.6%	25.7%	24.4%	11.2%	33.9
Coalinga	18.2%	13.4%	29.2%	24.7%	7.2%	32.4
Firebaugh	23.0%	17.1%	23.0%	19.8%	5.8%	24.6
Fowler	23.0%	9.4%	26.7%	23.7%	9.8%	32.5
Fresno	28.0%	12.1%	28.0%	20.6%	9.3%	29.6
Huron	26.8%	13.6%	24.1%	15.4%	5.5%	22.9
Kerman	22.4%	9.8%	30.8%	17.9%	8.3%	28.5
Kingsburg	21.1%	11.6%	23.8%	22.9%	13.7%	33.2
Mendota	22.4%	13.8%	31.0%	17.3%	5.2%	26.9
Orange Cove	27.8%	10.6%	27.8%	17.3%	4.8%	25.0
Parlier	25.2%	13.2%	26.9%	17.9%	6.6%	25.5
Reedley	23.3%	11.3%	26.4%	19.7%	10.1%	29.4
Sanger	22.1%	12.1%	26.7%	19.8%	9.6%	29.2
San Joaquin	30.4%	10.8%	25.2%	16.9%	5.1%	22.6
Selma	22.1%	10.7%	29.1%	18.2%	11.2%	30.8

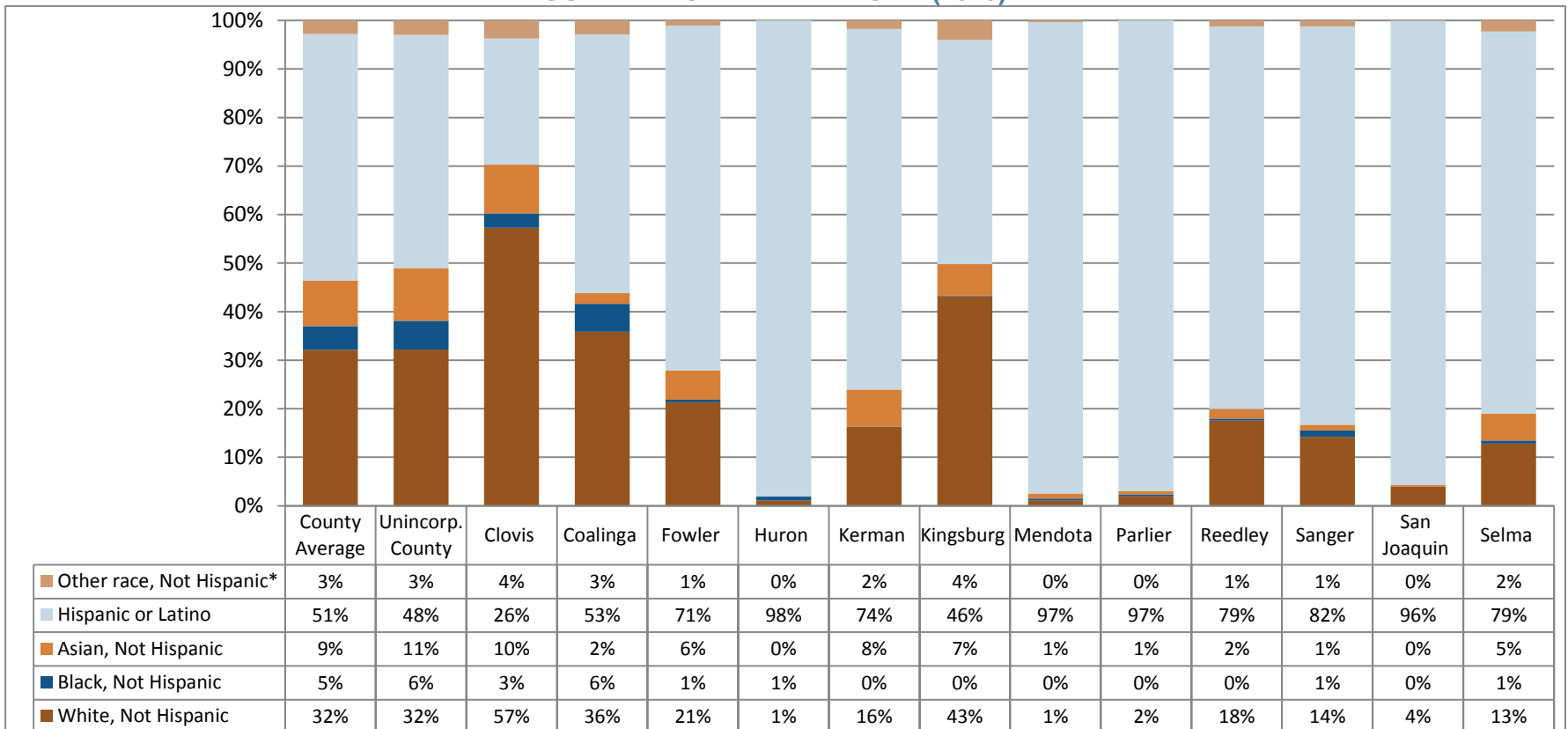
Note: Data not available for the unincorporated county.

Source: American Communities Survey (ACS), 2009-2013.

Population by Race/Ethnicity

Figure 1 shows race and ethnicity of residents in Fresno County jurisdictions. The majority of the population in most jurisdictions – except for the unincorporated county, Clovis, and Kingsburg – is Hispanic (of any race). Countywide, more than half of the population identified as being of Hispanic or Latino origin. The populations of Huron, Mendota, Parlier, and San Joaquin City are all more than 95 percent Hispanic. Clovis has the lowest percentage at 26 percent. The second largest population group is White, Non-Hispanics, with a high of 57 percent in Clovis. The populations in the unincorporated county, Clovis, Kerman, Kingsburg, Fowler, and Selma are more than 5 percent Asian.

FIGURE 1 RACE AND ETHNICITY (2013)



Note: Other race includes American Indian and Alaskan Native, Native Hawaiian and Pacific Islander, Two or More Races, and Some Other Race.

Source: American Communities Survey, 2009-2013.

HOUSEHOLD TRENDS AND CHARACTERISTICS

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. This estimate does not include people living in group homes. Families often prefer single family homes to accommodate children, while single persons often occupy smaller apartments or condominiums. Single-person households often include seniors living alone or young adults.

Historical Growth

Table 2-4 shows the change in the number of households by jurisdiction between 2000 and 2010. Kerman had the most significant average annual growth in the number of households from 2000 to 2010 (4.4 percent) followed by Clovis, Firebaugh, and Fowler with just over 3 percent growth. The unincorporated area had the least amount of growth (0.1 percent) followed by Coalinga (1 percent).

Table 2-4 Change in Households (2000-2010)

Jurisdiction	2000	2010	Change 2000-2010	Percent Change 2000-2010	Average Annual Growth 2000-2010
County Total	252,940	289,391	36,451	14.4%	1.4%
Clovis	24,347	33,419	9,072	37.3%	3.2%
Coalinga	3,515	3,896	381	10.8%	1.0%
Firebaugh	1,418	1,920	502	35.4%	3.1%
Fowler	1,242	1,723	481	38.7%	3.3%
Fresno	140,079	158,349	18,270	13.0%	1.2%
Huron	1,378	1,532	154	11.2%	1.1%
Kerman	2,389	3,692	1,303	54.5%	4.4%
Kingsburg	3,226	3,822	596	18.5%	1.7%
Mendota	1,825	2,424	599	32.8%	2.9%
Orange Cove	1,694	2,068	374	22.1%	2.0%
Parlier	2,446	3,297	851	34.8%	3.0%
Reedley	5,761	6,569	808	14.0%	1.3%
Sanger	5,220	6,659	1,439	27.6%	2.5%
San Joaquin	702	882	180	25.6%	2.3%
Selma	5,596	6,416	820	14.7%	1.4%
Unincorporated County	52,102	52,723	621	1.2%	0.1%

Source: Department of Finance Estimates, 2000-2010.

Household Formation and Composition

Table 2-5 shows the average household size for households in Fresno County. A higher persons-per-household ratio indicates a larger proportion of families, especially large families, and fewer single-person households. The Fresno region has larger households than the statewide average. Countywide, the average household size was 3.16 persons per household in 2010, compared to 2.90 statewide. The two cities with the largest average household size in 2010 were Mendota and Sanger (4.54), followed closely by Huron (4.41), Parlier (4.40), and Orange Cove (4.39). The city with the lowest persons per household ratio was Clovis (2.85), followed by Kingsburg (2.96) and Coalinga (3.02).

Table 2-5 Persons per Household (2010)

City	Average Persons Per Household
Fresno County	3.16
Clovis	2.85
Coalinga	3.02
Firebaugh	3.93
Fowler	3.21
Fresno	3.07
Huron	4.41
Kerman	3.67
Kingsburg	2.96
Mendota	4.54
Orange Cove	4.39
Parlier	4.40
Reedley	3.65
Sanger	3.63
San Joaquin	4.54
Selma	3.59
Unincorporated County	3.14

Source: Fresno Pre-Approved Data Package, Department of Finance E8, 2010.

Household Income

Household income is a key factor affecting housing opportunity, determining a household's ability to balance housing costs with other basic necessities. Income levels can vary considerably among households based upon employment, occupation, educational attainment, tenure, household type, location of residence, and race/ethnicity, among other factors.

Income Definitions and Income Limits

The State and Federal governments classify household income into several categories based upon the relationship to the county area median income (AMI), adjusted for household size. The U.S. Department of Housing and Urban Development (HUD) estimate of AMI is used to set income limits for eligibility in Federal housing programs. The income categories include:

- Extremely low-income households, which earn up to 30 percent AMI;
- Very low-income households, which earn between 31 and 50 percent AMI;
- Low-income households, which earn between 51 and 80 percent AMI; and
- Median-income households, which earn 100 percent AMI.

For all income categories, income limits are defined for various household sizes based on a four-person household as a reference point. Income limits for larger or smaller households are calculated by HUD (See Table 2-6). According to HUD, the AMI for a four-person household in Fresno County was \$48,700 in 2014.

Table 2-6 HUD Income Limits by Person per Household (2014)

Fresno County Income Categories	Persons per Household				
	1	2	3	4	5
Extremely Low-Income Household (30%*)	\$11,670	\$15,730	\$19,790	\$23,850	\$27,910
Very Low-Income Household (50%*)	\$19,150	\$21,900	\$24,650	\$27,350	\$29,550
Low-Income Household (80%*)	\$30,650	\$35,000	\$39,400	\$43,750	\$47,250
Median-Income Household (100%*)	\$34,100	\$38,950	\$43,850	\$48,700	\$52,600

*Percentage of 2014 Estimate of AMI: \$48,700

Source: U.S. Department of Housing and Urban Development (HUD), 2014.

The California Department of Housing and Community Development (HCD) uses the income categories shown in Table 2-7 to determine eligibility for state housing programs. HCD's methodology for calculating AMI is slightly different from HUD's methodology, and therefore the AMI and income limits vary.

Table 2-7 State of California Income Categories

Income Category	Percent of County Area Median Income (AMI)
Extremely Low	0-30% AMI
Very Low	31-50% AMI
Low	51-80% AMI
Moderate	81-120% AMI
Above Moderate	120% AMI or greater

Source: Section 50093 of the California Health and Safety Code.

SECTION 2: HOUSING NEEDS ASSESSMENT

The State income limits for Fresno County are shown in Table 2-8. The State 2014 AMI for a four-person household in Fresno County is \$57,900 (compared to the Federal estimate of \$48,700). A four-person household earning \$46,300 or less would be considered low-income.

Table 2-8 State (HCD) Income Limits by Person per Household (2014)

Fresno County Income Categories	Persons per Household							
	1	2	3	4	5	6	7	8
Extremely Low-Income Household (30%*)	\$12,150	\$13,900	\$15,650	\$17,350	\$18,750	\$20,150	\$21,550	\$22,950
Very Low-Income Household (50%*)	\$20,300	\$23,200	\$26,100	\$28,950	\$31,300	\$33,600	\$35,900	\$38,250
Low-Income Household (80%*)	\$32,450	\$37,050	\$41,700	\$46,300	\$50,050	\$53,750	\$57,450	\$61,150
Median-Income Household (100%*)	\$40,550	\$46,300	\$52,100	\$57,900	\$62,550	\$67,150	\$71,800	\$76,450
Moderate-Income Household (120%*)	\$48,650	\$55,600	\$62,550	\$69,500	\$75,050	\$80,600	\$86,200	\$91,750

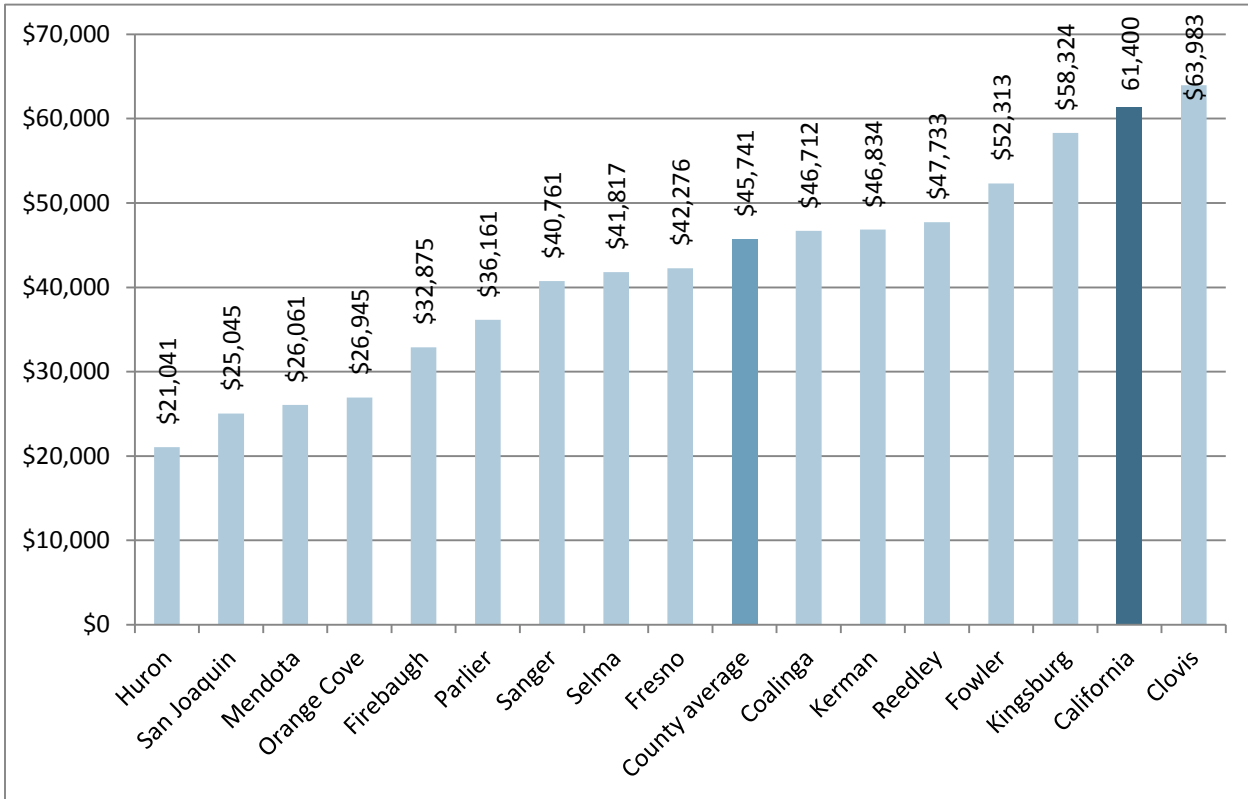
*Percentage of 2014 Estimate of AMI: \$57,900

Source: California Department of Housing and Community Development (HCD), 2014.

Median Household Income

Figure 2 shows actual median household income for the jurisdictions in Fresno County as reported by the 2008-2012 ACS. This median income is for all households, regardless of household size. The median household income in the United States was \$53,046 in 2012, higher than the Fresno County median of \$45,741. The city with the highest median household income in 2012 was Clovis with \$63,983. The city with the lowest median income was Huron with \$21,041.

FIGURE 2 MEDIAN HOUSEHOLD INCOME (2012)



Note: Data not available for unincorporated area.

Source: American Communities Survey, 2008-2012.

According to the 2012 State of California Analysis of Impediments, Firebaugh, Huron, Orange Cove, Parlier, and San Joaquin all have a higher representation of very low-income households than the countywide average rate of 26.4 percent, as shown in Table 2-9.

Table 2-9 Jurisdictions with Over-Representation of Very Low-Income (VLI) Families (2012)

	Total Families	Estimated VLI Families	Jurisdiction VLI Rate
Fresno Countywide Average	201,585	53,185	26.4%
Firebaugh	1,561	702	45.0%
Huron	1,430	1,012	70.8%
Orange Cove	2,087	1,202	57.6%
Parlier	2,625	1,016	38.7%
San Joaquin	776	393	50.6%

Source: State of California Analysis of Impediments, 2012.

EMPLOYMENT TRENDS AND CHARACTERISTICS

Fresno's economy has a significant impact on housing needs. Employment growth typically results in increased housing demand in areas that serve as regional employment centers. Moreover, the type of occupation and associated income levels for new employment also affect housing demand. This section describes the economic and employment patterns in Fresno County and how these patterns influence housing needs.

Employment and Wage Scale by Industry

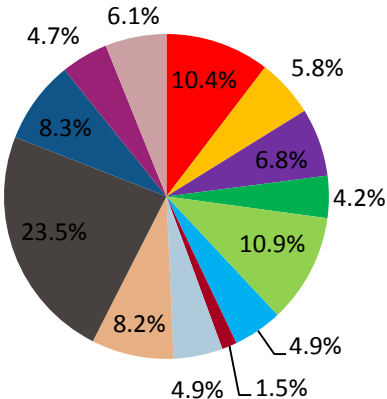
Occupations held by residents determine the income earned by a household and their corresponding ability to afford housing. Higher-paying jobs provide broader housing opportunities for residents, while lower-paying jobs limit housing options. Understanding employment and occupation patterns can provide insight into present housing needs.

Table 2-10 and Figure 2-3 show employment by industry for each jurisdiction. In Fresno County the most common industry is educational services, and health care and social assistance (shown in Figure 2-3 in grey) with 23.5 percent. This industry is also the most common in Clovis, Coalinga, Fowler, Fresno City, Kerman, Kingsburg, Sanger, Selma, and the unincorporated area.

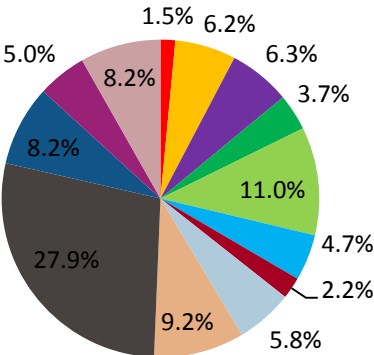
Agriculture, forestry, fishing and hunting, and mining (shown in Figure 2-3 in bright red) holds a significant percentage of employment in Firebaugh, Huron, Mendota, Orange Cove, Parlier, Reedley, and San Joaquin. Huron has the highest percentage at 67.6 percent. These areas are more rural and strongly based in agriculture.

FIGURE 3 EMPLOYMENT BY INDUSTRY (2011)

Fresno Countywide

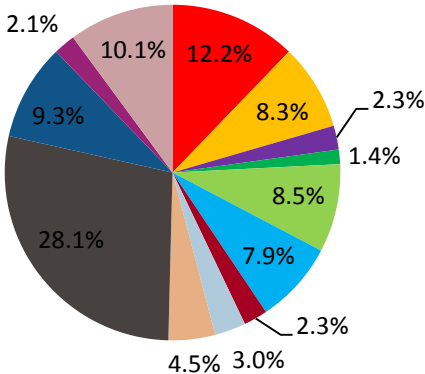


Clovis

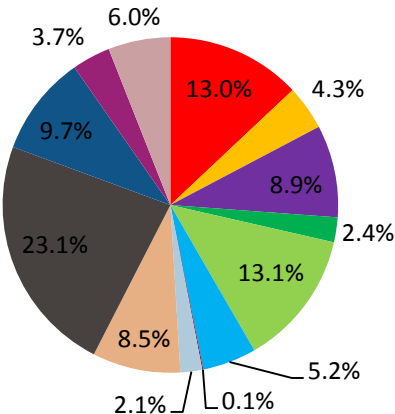


- Agriculture, forestry, fishing and hunting, and mining
- Construction
- Manufacturing
- Wholesale trade
- Retail trade
- Transportation, warehousing, and utilities
- Information
- Finance, insurance, and real estate
- Professional, scientific, and management, and administrative and waste management services
- Educational services, and health care and social assistance
- Arts, entertainment, and recreation, and accommodation and food services
- Other services, except public administration
- Public administration

Coalinga

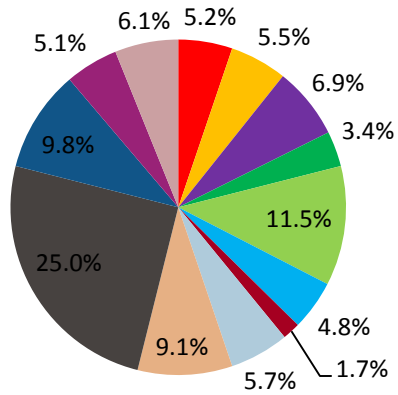


Fowler

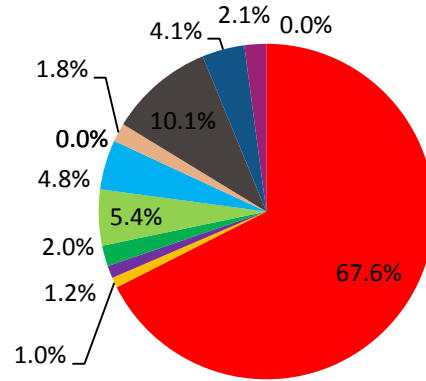


SECTION 2: HOUSING NEEDS ASSESSMENT

Fresno City

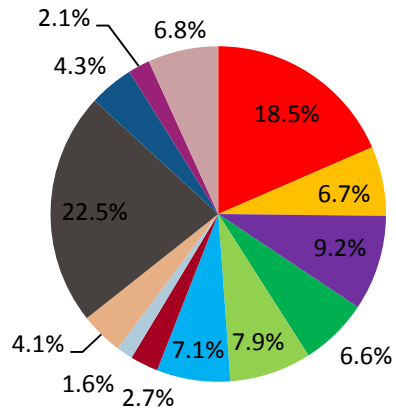


Huron

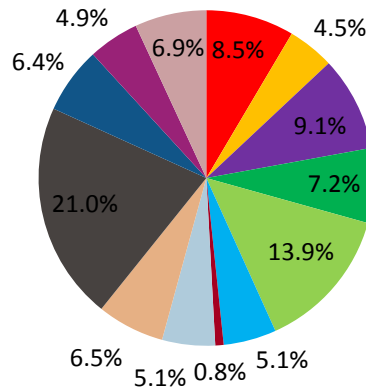


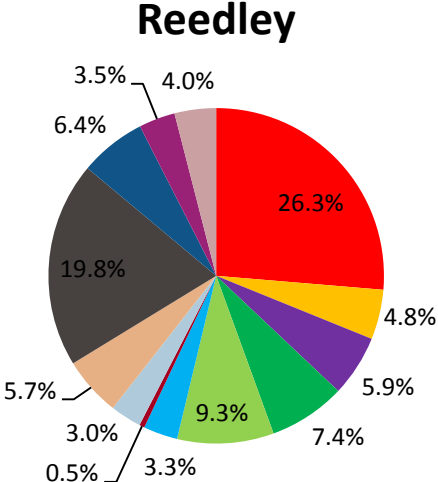
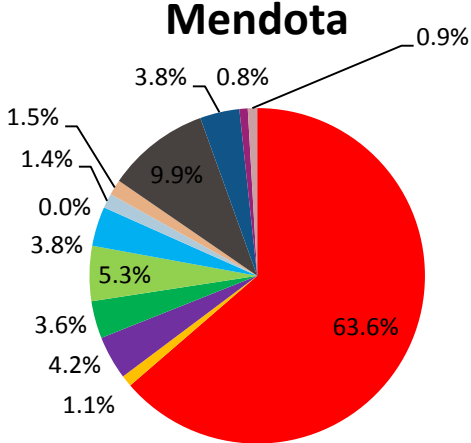
- Agriculture, forestry, fishing and hunting, and mining
- Construction
- Manufacturing
- Wholesale trade
- Retail trade
- Transportation, warehousing, and utilities
- Information
- Finance, insurance, and real estate
- Professional, scientific, and management, and administrative and waste management services
- Educational services, and health care and social assistance
- Arts, entertainment, and recreation, and accommodation and food services
- Other services, except public administration
- Public administration

Kerman

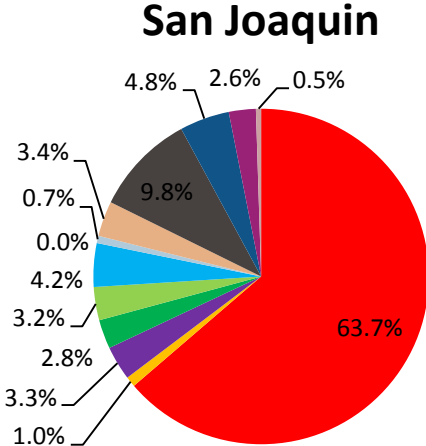
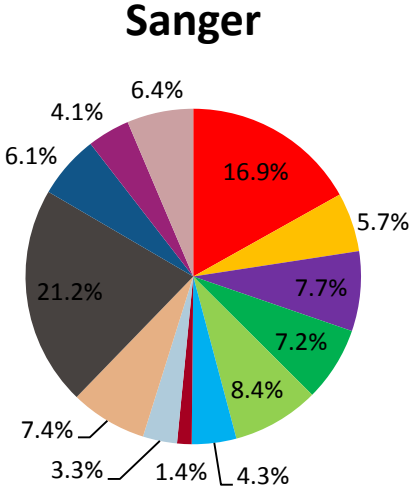


Kingsburg



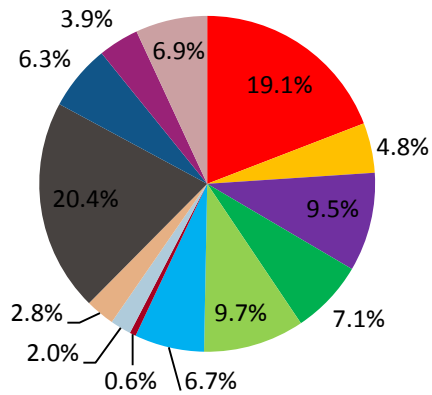


- Agriculture, forestry, fishing and hunting, and mining
- Construction
- Manufacturing
- Wholesale trade
- Retail trade
- Transportation, warehousing, and utilities
- Information
- Finance, insurance, and real estate
- Professional, scientific, and management, and administrative and waste management services
- Educational services, and health care and social assistance
- Arts, entertainment, and recreation, and accommodation and food services
- Other services, except public administration
- Public administration

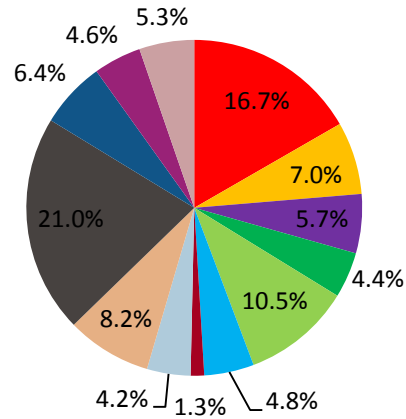


SECTION 2: HOUSING NEEDS ASSESSMENT

Selma



Unincorp. County



- Agriculture, forestry, fishing and hunting, and mining
- Construction
- Manufacturing
- Wholesale trade
- Retail trade
- Transportation, warehousing, and utilities
- Information
- Finance, insurance, and real estate
- Professional, scientific, and management, and administrative and waste management services
- Educational services, and health care and social assistance
- Arts, entertainment, and recreation, and accommodation and food services
- Other services, except public administration
- Public administration

Source: Fresno Pre-Approved Data Package, American Community Survey, DP-03, 2007-2011.

Table 2-10 Employment by Industry (2011)

		Civilian employed population 16 years and over	Agriculture, forestry, fishing and hunting, and mining	Construction	Manufacturing	Wholesale trade	Retail trade	Transportation, warehousing, and utilities	Information	Finance, insurance, and real estate	Professional, scientific, and management, and administrative and waste management services	Educational services, and health care and social assistance	Arts, entertainment, and recreation, and accommodation and food services	Other services, except public administration	Public administration
Fresno County	#	364,567	37,966	21,075	24,667	15,142	39,650	17,782	5,580	17,876	29,900	85,576	30,253	16,995	22,105
	%	100%	10.4%	5.8%	6.8%	4.2%	10.9%	4.9%	1.5%	4.9%	8.2%	23.5%	8.3%	4.7%	6.1%
Clovis	#	42,024	643	2,593	2,662	1,575	4,638	1,978	919	2,422	3,875	11,721	3,428	2,107	3,463
	%	100%	1.5%	6.2%	6.3%	3.7%	11.0%	4.7%	2.2%	5.8%	9.2%	27.9%	8.2%	5.0%	8.2%
Coalinga	#	5,697	697	473	131	80	485	448	129	169	259	1,600	527	122	577
	%	100%	12.2%	8.3%	2.3%	1.4%	8.5%	7.9%	2.3%	3.0%	4.5%	28.1%	9.3%	2.1%	10.1%
Firebaugh	#	2,785	1,021	150	232	115	293	184	0	166	99	293	92	88	52
	%	100%	36.7%	5.4%	8.3%	4.1%	10.5%	6.6%	0.0%	6.0%	3.6%	10.5%	3.3%	3.2%	1.9%
Fowler	#	2,382	309	102	211	58	311	124	2	51	203	551	231	87	142
	%	100%	13.0%	4.3%	8.9%	2.4%	13.1%	5.2%	0.1%	2.1%	8.5%	23.1%	9.7%	3.7%	6.0%
Fresno	#	192,677	10,096	10,607	13,347	6,616	22,245	9,290	3,274	11,067	17,515	48,122	18,913	9,768	11,817
	%	100%	5.2%	5.5%	6.9%	3.4%	11.5%	4.8%	1.7%	5.7%	9.1%	25.0%	9.8%	5.1%	6.1%
Huron	#	1,957	1,323	19	23	40	105	94	0	0	35	197	80	41	0
	%	100%	67.6%	1.0%	1.2%	2.0%	5.4%	4.8%	0.0%	0.0%	1.8%	10.1%	4.1%	2.1%	0.0%
Kerman	#	5,358	993	361	491	351	422	381	147	85	217	1,206	228	110	366
	%	100%	18.5%	6.7%	9.2%	6.6%	7.9%	7.1%	2.7%	1.6%	4.1%	22.5%	4.3%	2.1%	6.8%
Kingsburg	#	4,992	426	227	456	361	694	253	42	253	323	1,049	319	246	343
	%	100%	8.5%	4.5%	9.1%	7.2%	13.9%	5.1%	0.8%	5.1%	6.5%	21.0%	6.4%	4.9%	6.9%

SECTION 2: HOUSING NEEDS ASSESSMENT

Table 2-10 Employment by Industry (2011)

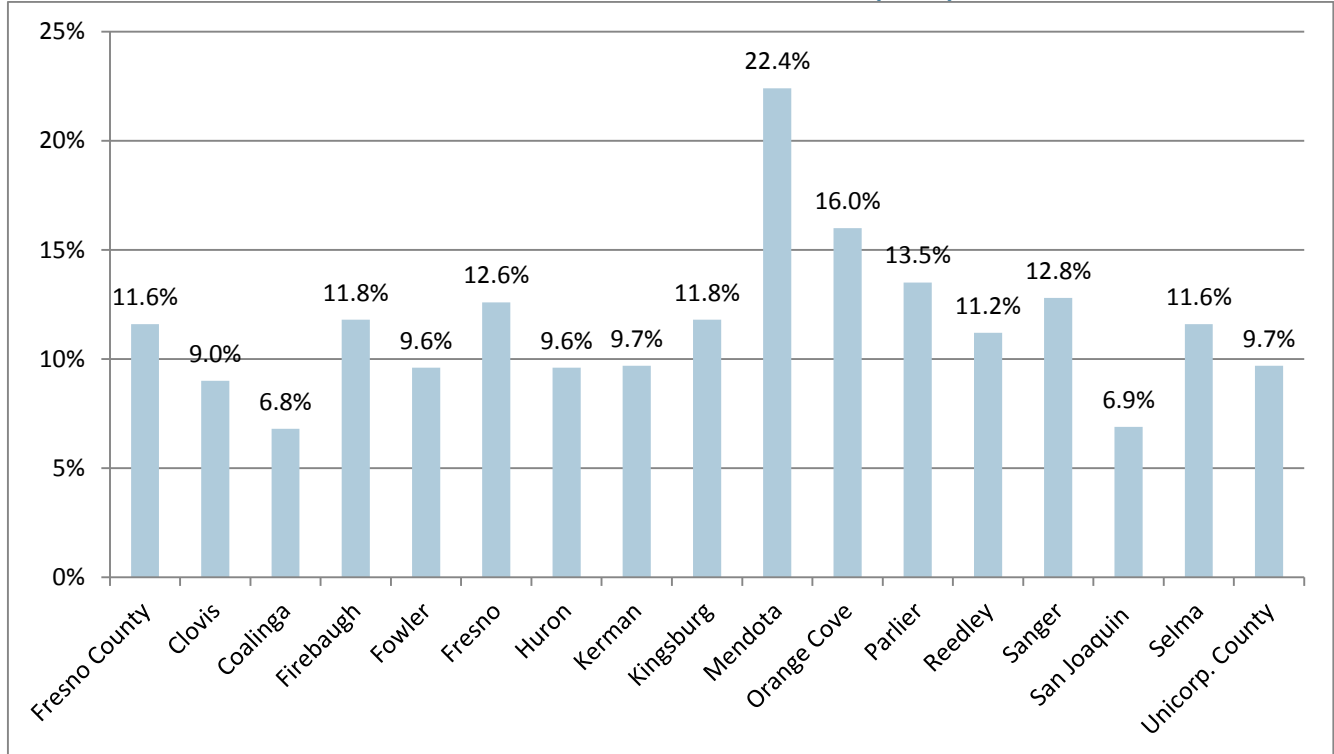
		Civilian employed population 16 years and over	Agriculture, forestry, fishing and hunting, and mining	Construction	Manufacturing	Wholesale trade	Retail trade	Transportation, warehousing, and utilities	Information	Finance, insurance, and real estate	Professional, scientific, and management, and administrative and waste management services	Educational services, and health care and social assistance	Arts, entertainment, and recreation, and accommodation and food services	Other services, except public administration	Public administration
Mendota	#	3,591	2,285	39	151	128	191	136	0	52	55	354	137	29	34
	%	100%	63.6%	1.1%	4.2%	3.6%	5.3%	3.8%	0.0%	1.4%	1.5%	9.9%	3.8%	0.8%	0.9%
Orange Cove	#	2,920	1,068	255	163	294	232	115	0	16	155	221	154	200	47
	%	100%	36.6%	8.7%	5.6%	10.1%	7.9%	3.9%	0.0%	0.5%	5.3%	7.6%	5.3%	6.8%	1.6%
Parlier	#	5,368	1,600	202	842	585	530	234	0	60	287	636	163	101	128
	%	100%	29.8%	3.8%	15.7%	10.9%	9.9%	4.4%	0.0%	1.1%	5.3%	11.8%	3.0%	1.9%	2.4%
Reedley	#	9,548	2,509	457	567	710	890	315	48	291	546	1,887	612	335	381
	%	100%	26.3%	4.8%	5.9%	7.4%	9.3%	3.3%	0.5%	3.0%	5.7%	19.8%	6.4%	3.5%	4.0%
Sanger	#	9,817	1,660	555	760	702	826	419	134	327	723	2,085	597	398	631
	%	100%	16.9%	5.7%	7.7%	7.2%	8.4%	4.3%	1.4%	3.3%	7.4%	21.2%	6.1%	4.1%	6.4%
San Joaquin	#	1,085	691	11	36	30	35	46	0	8	37	106	52	28	5
	%	100%	63.7%	1.0%	3.3%	2.8%	3.2%	4.2%	0.0%	0.7%	3.4%	9.8%	4.8%	2.6%	0.5%
Selma	#	9,326	1,780	452	886	666	903	628	58	191	260	1,907	588	365	642
	%	100%	19.1%	4.8%	9.5%	7.1%	9.7%	6.7%	0.6%	2.0%	2.8%	20.4%	6.3%	3.9%	6.9%
Unincorp. county	#	65,040	10865	4572	3,709	2,831	6,850	3,137	827	2,718	5,311	13,641	4,132	2,970	3,477
	%	100%	16.7%	7.0%	5.7%	4.4%	10.5%	4.8%	1.3%	4.2%	8.2%	21.0%	6.4%	4.6%	5.3%

Source: Fresno Pre-Approved Data Package, American Communities Survey, DP-03, 2007-2011.

Unemployment

According to the California Employment Development Department (EDD), in 2014 the statewide unemployment rate was 7.5 percent. The unemployment rate in Fresno County was significantly higher than the statewide rate at 11.6 percent. The unemployment rate in Fresno County was significantly higher than the statewide rate at 11.6 percent. Figure 4 shows unemployment in Fresno County by jurisdiction. The city with the highest unemployment rate was Mendota (22.4 percent), followed by Orange Cove (16.0 percent). Coalinga had the lowest unemployment rate (6.8 percent), followed by San Joaquin (6.9 percent).

FIGURE 4 UNEMPLOYMENT RATE (2014)



Source: California Employment Development Department, 2014.

Labor Force Trends

Table 2-11 shows employment projections by industry sector in Fresno County from 2012 to 2022. According to EDD data, industry employment in Fresno County is expected to grow by 57,600 jobs between 2012 and 2022, to an estimated 426,900 by 2022. Total nonfarm employment is projected to gain approximately 52,400 jobs by 2022. The health care and social assistance; professional and business services; and trade, transportation, and utilities industry sectors are expected to account for more than 50 percent of all nonfarm job growth. The number of jobs in the health care and social assistance industry is expected to increase by 33.1 percent. Professional and business services employment is projected to grow by 31.4 percent.

Table 2-11 Fresno County Job Growth by Industry Sector (2012-2020)

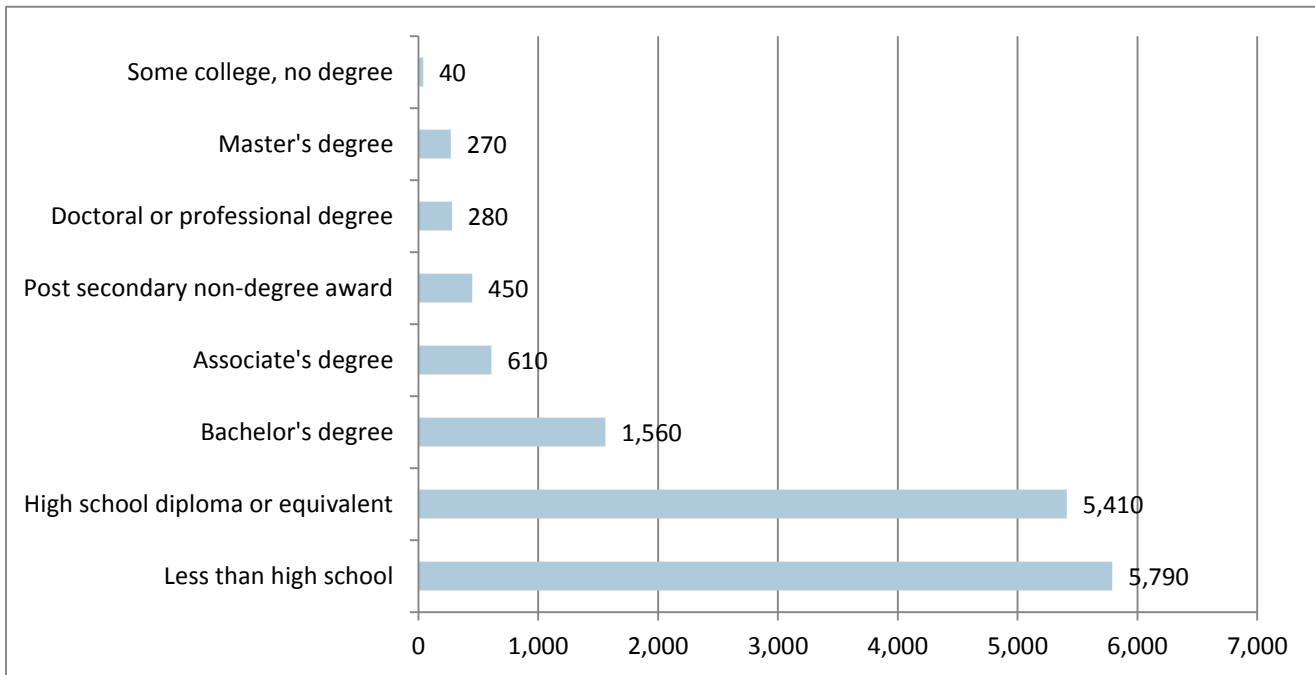
Industry Title	Estimated Employment 2012	Projected Employment 2022	Numeric Change 2012-2022	Percent Change 2012-2022
Total Employment	369,300	426,900	57,600	15.6%
Mining and Logging	300	200	-100	-33.3%
Construction	12,200	16,800	4,600	37.7%
Manufacturing	23,600	27,000	3,400	14.4%
Trade, Transportation, and Utilities	58,100	64,900	6,800	11.7%
Information	3,800	3,500	-300	-7.9%
Financial Activities	12,800	15,300	2,500	19.5%
Professional and Business Services	28,000	36,800	8,800	31.4%
Educational Services (Private)	5,200	6,300	1,100	21.2%
Health Care and Social Assistance	45,900	61,100	15,200	33.1%
Leisure and Hospitality	28,000	34,200	6,200	22.1%
Other Services (excludes Private Household Workers)	10,600	11,300	700	6.6%
Federal Government	10,200	9,500	-700	-6.9%
State and Local Government	53,900	58,100	4,200	7.8%
Type of Employment				
<i>Total Nonfarm</i>	<i>292,600</i>	<i>345,000</i>	<i>52,400</i>	<i>17.9%</i>
<i>Total Farm</i>	<i>48,900</i>	<i>53,700</i>	<i>4,800</i>	<i>9.8%</i>
<i>Self Employment</i>	<i>25,200</i>	<i>26,000</i>	<i>800</i>	<i>3.2%</i>
<i>Unpaid Family Workers</i>	<i>1,200</i>	<i>1,100</i>	<i>-100</i>	<i>-8.3%</i>
<i>Private Household Workers</i>	<i>1,400</i>	<i>1,100</i>	<i>-300</i>	<i>-21.4%</i>

Source: California Employment Development Department, 2012-2022 Fresno Industry Employment Projections, published February 2015.

Figure 5 shows the average annual job openings by entry level education. According to California EDD, most expected job openings between 2010 and 2020 will require a high school diploma or less. Registered nurses are the only occupation among the top ten occupations with the largest number of job openings that has an entry education level higher than a high school diploma. Thirteen of the top 20 occupations on the list of fastest growing jobs are in a construction related field due to the expected recovery in the construction industry over the projection period. Occupations requiring less education tend to be lower earning.

FIGURE 5 FRESNO COUNTY AVERAGE ANNUAL JOB OPENINGS BY ENTRY LEVEL EDUCATION (2010-2020)

Source: California Employment Development Department, 2010-2020 Fresno County Projection Highlights. February 2013.



POPULATION AND EMPLOYMENT PROJECTIONS

Tables 2-12 and 2-14 show population and employment forecasts used for the Fresno COG Regional Transportation Plan/Sustainable Communities Strategy, which are from the San Joaquin Valley Demographic Forecasts: 2010 to 2050 prepared March 2012. The forecast was part of a San Joaquin Valley demographic study commissioned by the eight metropolitan planning organizations (MPOs) of the valley, in an effort to obtain recently-prepared projections.

Population Forecast

Based on the forecast shown in Table 2-12, countywide population will grow to an estimated 1,373,700 persons by the year 2040. This assumes an average annual growth rate of 1.8 percent between 2010 and 2040. In the past, County population has increased at rates of 2.4 percent a year from 1970 to 1990, and 1.7 percent a year from 1990 to 2010. During the next three decades (2010-2040) 443,229, or 48 percent, more people are expected to reside in Fresno County.

Table 2-12 Fresno County Population Forecast (2008-2040)

Year	Population
2008	912,521
2020	1,082,097
2035	1,300,597
2040	1,373,679

Source: San Joaquin Valley Demographic Forecasts: 2010 to 2050, March 2012.

Fresno County's share of California's population is expected to steadily increase, as shown in Table 2-13. From 1970 to 2010, the County share of the State's population grew from 2.1 percent to 2.5 percent. By 2040, that share is expected to increase to 2.9 percent.

Table 2-13 Population of Fresno County and California (1970-2040)

Year	Fresno County Population	California Population	Fresno County Share of California Population
1970	413,053	19,053,100	2.2%
1980	514,621	23,667,900	2.2%
1990	667,490	29,760,000	2.2%
2000	799,407	33,871,648	2.4%
2010	930,450	37,253,956	2.5%
2020	1,082,097	40,643,643	2.7%
2030	1,227,649	44,279,354	2.8%
2040	1,373,679	47,690,186	2.9%

Source: San Joaquin Valley Demographic Forecasts: 2010 to 2050, March 2012.

Employment Forecast

Table 2-14 shows the employment forecast for Fresno County by 2040. The Fresno County employment level will increase during the period, 2010-2040 despite the recession that began in 2007. However, the unemployment rate will continue to be higher than the California average.

Table 2-14 Fresno County Employment Forecast (2008-2040)

Year	Employment
2008	345,816
2020	363,581
2035	427,727
2040	449,111

Source: San Joaquin Valley Demographic Forecasts: 2010 to 2050, March 2012.

HOUSING INVENTORY AND MARKET CONDITIONS

This section describes the housing characteristics and conditions that affect housing needs in Fresno County. Important housing stock characteristics include housing type, tenure, vacancy rates, age, condition, cost, and affordability.

Housing Stock Profile

Table 2-15 shows estimates from the California Department of Finance (DOF) of the number of housing units by type for each jurisdiction based on reported building and demolition permits. DOF reported that Fresno County had 315,531 housing units in 2010. Of the total units, 69.5 percent were single family, 25.8 percent were multifamily, and 4.7 percent were mobile homes. The unincorporated area had the highest percentage of single family homes in 2010 (over 82 percent). Huron had the highest percentage of multifamily units (over 56 percent). Coalinga had a large percentage of mobile homes (11.6 percent), followed by the unincorporated area (11.3 percent).

Although the countywide proportion of multifamily units decreased in Fresno County, in several jurisdictions the proportion of multifamily units increased. For example, in smaller cities such as San Joaquin, Parlier, Orange Cove, Mendota, Huron, and Firebaugh, multifamily units as a proportion of all units increased by more than 30 percent between 2000 and 2010. These six jurisdictions also have the lowest median household incomes in the county.

Parlier, in particular, had the most multifamily units constructed during the period for any of the smaller cities (389), and also the highest percentage of multifamily construction at nearly 48 percent of all new construction. The three larger surrounding cities of Reedley, Selma, and Sanger, which together total about 75,000 residents, had a combined total of 435 multifamily units constructed during the period.

SECTION 2: HOUSING NEEDS ASSESSMENT

Table 2-15 Housing Stock (2000-2010)

Jurisdiction	2000			2010		
	Single Family Units	Multifamily Units	Mobile Homes	Single Family Units	Multifamily Units	Mobile Homes
Fresno County	185,433	71,992	13,342	219,271	81,555	14,705
	68.5%	26.6%	4.9%	69.5%	25.8%	4.7%
Clovis	16,886	7,463	916	25,572	8,774	960
	66.8%	29.5%	3.6%	72.4%	24.9%	2.7%
Coalinga	2,567	829	318	2,874	967	503
	69.1%	22.3%	8.6%	66.2%	22.3%	11.6%
Firebaugh	1,165	330	86	1,443	578	75
	73.7%	20.9%	5.4%	68.8%	27.6%	3.6%
Fowler	918	313	46	1,349	370	123
	71.9%	24.5%	3.6%	73.2%	20.1%	6.7%
Fresno	92,640	52,489	3,924	108,889	57,651	4,748
	62.2%	35.2%	2.6%	63.6%	33.7%	2.8%
Huron	674	673	68	599	899	104
	47.6%	47.6%	4.8%	37.4%	56.1%	6.5%
Kerman	1,759	586	116	2,922	804	182
	71.5%	23.8%	4.7%	74.8%	20.6%	4.7%
Kingsburg	2,552	661	164	3,018	853	198
	75.6%	19.6%	4.9%	74.2%	21.0%	4.9%
Mendota	1,263	543	72	1,643	858	55
	67.3%	28.9%	3.8%	64.3%	33.6%	2.2%
Orange Cove	1,278	463	26	1,466	765	0
	72.3%	26.2%	1.5%	65.7%	34.3%	0.0%
Parlier	2,042	588	14	2,464	977	53
	77.2%	22.2%	0.5%	70.5%	28.0%	1.5%
Reedley	4,352	1,429	191	5,083	1,521	263
	72.9%	23.9%	3.2%	74.0%	22.1%	3.8%
Sanger	4,006	1,251	163	5,456	1,548	100
	73.9%	23.1%	3.0%	76.8%	21.8%	1.4%
San Joaquin	497	178	60	628	249	57
	67.6%	24.2%	8.2%	67.2%	26.7%	6.1%
Selma	4,395	998	422	5,379	1,044	390
	75.6%	17.2%	7.3%	79.0%	15.3%	5.7%
Unincorporated County	48,439	3,198	6,756	50,486	3,697	6,894
	83.0%	5.5%	11.6%	82.7%	6.1%	11.3%

Source: Fresno Pre-Approved Data Package, Department of Finance, E8, 2000-2010.

A large proportion of the multifamily development that has occurred after the boom of the 1980s was subsidized through a variety of public housing and tax credit programs targeted to low-income residents (i.e., non-market rate affordable housing). As summarized in Table 2-16, about 87 percent of the units developed during the 1980s were strictly market rate, compared to an estimated 69 percent in the 1990s and 65 percent between 2000 and 2013. When subsidized affordable units are excluded, the production of multifamily units after the mid-1980s has been even more limited.

Table 2-16 Affordable vs. Market-Rate Multifamily Housing (1980-2013)

Period	Market-Rate Multifamily Housing	Affordable Multifamily Housing	Mixed Market-Rate and Affordable Multifamily Housing
1980s	87%	7%	6%
1990s	69%	22%	9%
2000-2013	65%	23%	13%

Source: CoStar Group and Economic and Planning Systems, http://www.valleyblueprint.org/files/SJV%20Infill%20Development%20Analysis_Final%20Report_9-11-14.pdf, 2014.

Housing Tenure

Housing tenure (owner vs. renter) influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing turning over at a much lower rate than rental housing. For example, in Fresno County the median year that owners moved into their current unit was 2001 whereas the median year that renters moved into their current unit was after 2010 (2011-2013 ACS). Table 2-17 shows tenure by jurisdiction in 2010. Most jurisdictions have more owner-occupied units than renter-occupied units. The unincorporated county has the highest percentage of owner units at 67.1 percent, followed by Kingsburg at 66.4 percent. Huron has the lowest percentage of owner units at 32.2 percent.

According to the California Housing Partnership Corporation report in August 2014, while the county population increased by a moderate 5.4 percent between 2006 and 2012, the percentage of households in the rental market increased by 13.6 percent¹, exacerbated by displacement caused by the foreclosure crisis. This indicates that more households are looking to rent, which can raise rental prices unless a significant number of rental units are added to the housing stock. Another trend in the region is the use of single family homes as rentals.

¹ California Housing Partnership Analysis of 2006 1-year American Communities Survey and 2012 1-year American Communities Survey

Table 2-17 Housing Tenure (2010)

	Total Households	Renter-occupied Units		Owner-occupied Units	
		Households	Percent	Households	Percent
Fresno County Total	289,391	130,700	45.2%	158,691	54.8%
Clovis	33,419	12,615	37.7%	20,804	62.3%
Coalinga	3,896	1,900	48.8%	1,996	51.2%
Fowler	1,723	621	36.0%	1,102	64.0%
Huron	1,532	1,039	67.8%	493	32.2%
Kerman	3,692	1,527	41.4%	2,165	58.6%
Kingsburg	3,822	1,286	33.6%	2,536	66.4%
Mendota	2,424	1,368	56.4%	1,056	43.6%
Parlier	3,297	1,773	53.8%	1,524	46.2%
Reedley	6,569	2,688	40.9%	3,881	59.1%
San Joaquin	882	476	54.0%	406	46.0%
Sanger	6,659	2,786	41.8%	3,873	58.2%
Selma	6,416	2,591	40.4%	3,825	59.6%
Unincorporated County	52,723	17,351	32.9%	35,372	67.1%

Source: U.S. Census, 2010.

Vacancy Rate

Table 2-18 shows housing units and vacancies in unincorporated Fresno County and the cities according to the 2000 and 2010 U.S. Census. The vacancy rate indicates the match between the demand and supply of housing. Vacancy rates of 5.0 percent to 6.0 percent for rental housing and 1.5 percent to 2.0 percent for ownership housing are generally considered optimum. A higher vacancy rate may indicate an excess supply of units, a softer market, and result in lower housing prices. A lower vacancy rate may indicate a shortage of housing and high competition for available housing, which generally leads to higher housing prices and diminished affordability.

As Table 2-18 shows, the vacancy rate increased in all communities between 2000 and 2010 except in Firebaugh and Parlier. In 2000 the unincorporated area and the city of Firebaugh had the highest vacancy rate at 10.65 and 10.31 percent, respectively. The vacancy rate in the unincorporated area was still the highest in 2010, increasing to 13.68 percent. Coalinga had the second highest vacancy rate in 2010.

Table 2-18 Housing Stock and Vacancy Rate (2000-2010)

City	2000			2010		
	Total Housing Units	Vacant Units	Vacancy Rate	Total Housing Units	Vacant Units	Vacancy Rate
Clovis	25,265	903	3.57%	35,306	1,887	5.34%
Coalinga	3,714	333	8.97%	4,344	448	10.31%
Firebaugh	1,581	163	10.31%	2,096	176	8.40%
Fowler	1,277	35	2.74%	1,842	119	6.46%
Fresno	149,053	8,946	6.00%	171,288	12,939	7.55%
Huron	1,415	36	2.54%	1,602	70	4.37%
Kerman	2,461	73	2.97%	3,908	216	5.53%
Kingsburg	3,377	132	3.91%	4,069	247	6.07%
Mendota	1,878	53	2.82%	2,556	132	5.16%
Orange Cove	1,767	73	4.13%	2,231	163	7.31%
Parlier	2,644	198	7.49%	3,494	197	5.64%
Reedley	5,972	211	3.53%	6,867	298	4.34%
Sanger	5,420	200	3.69%	7,104	445	6.26%
San Joaquin	735	33	4.49%	934	52	5.57%
Selma	5,815	219	3.77%	6,813	397	5.83%
Unincorporated County	58,393	6,219	10.65%	61,077	8,354	13.68%

Source: Fresno Pre-Approved Data Package, Department of Finance, E8, 2000-2010.

Housing Conditions

Housing conditions are an important indicator of quality of life in Fresno County communities. Housing ages and deteriorates over time. If not regularly maintained, structures can deteriorate and discourage reinvestment, depress neighborhood property values, and even become health hazards. Maintaining and improving housing quality is an important goal for communities.

Housing age can be an indicator of the need for housing rehabilitation. Generally, housing older than 30 years (i.e., built before 1980), while still needing rehabilitation, will not require rehabilitation as substantial as what would be required for housing units older than 50 years old (i.e., built before 1960). Housing units older than 50 years are more likely to require complete rehabilitation of housing systems such as roofing, plumbing, and electrical.

Table 2-19 shows the age of the housing stock in Fresno County. In all jurisdictions more than half of the housing stock is over 30 years old. In Fowler almost 60 percent of the housing stock is over 30 years old. In the unincorporated county almost 70 percent is over 30 years. These units may require repairs or improvements. The city with the highest percentage of new housing is Clovis, followed by Parlier. Less than 30 percent of the housing stock in all jurisdictions, except unincorporated Fresno, is over 50 years old. Coalinga, Firebaugh, Fowler, Fresno, and Selma have the highest percentage (at a little more than 25 percent).

Table 2-19 Age of Housing Stock (2012)

	Total	Built 2010 or later	Built 2000 to 2009	Built 1990 to 1999	Built 1980 to 1989	Built 1970 to 1979	Built 1960 to 1969	Built 1950 to 1959	Built 1940 to 1949	Built 1939 or earlier	Percent built before 1980	Percent built before 1960
Fresno County	315,544	1,435	48,518	46,361	46,817	61,244	35,550	37,744	18,320	19,555	54.6%	24.0%
Clovis	35,426	235	9,882	7,229	5,680	7,413	2,704	1,319	571	393	35.0%	6.4%
Coalinga	4,493	-	612	552	907	633	556	457	282	494	53.9%	27.4%
Firebaugh	2,191	9	360	379	244	471	156	474	59	39	54.7%	26.1%
Fowler	1,636	-	301	180	190	323	216	120	136	170	59.0%	26.0%
Fresno	171,841	743	23,048	25,015	26,823	33,873	18,760	21,887	10,870	10,822	56.0%	25.4%
Huron	1,698	-	357	403	290	228	82	133	15	190	38.2%	19.9%
Kerman	3,863	-	1,425	598	360	680	556	94	119	31	38.3%	6.3%
Kingsburg	3,897	-	633	814	734	537	336	244	335	264	44.0%	21.6%
Mendota	2,945	55	645	282	490	508	546	220	92	107	50.0%	14.2%
Orange Cove	2,284	29	760	244	132	191	454	159	74	241	49.0%	20.8%
Parlier	3,698	14	911	774	678	295	363	236	293	134	35.7%	17.9%
Reedley	6,616	49	985	1,194	1,194	1,016	624	683	344	527	48.3%	23.5%
Sanger	7,022	58	1,816	594	1,119	1,065	849	515	573	433	48.9%	21.7%
San Joaquin	1,017	-	80	325	123	246	65	94	63	21	48.1%	17.5%
Selma	6,815	107	1,065	1,486	723	1,109	570	805	284	666	50.4%	25.8%
Unincorporated County	60,102	136	5,638	6,292	7,130	12,656	8,713	10,304	4,210	5,023	68.1%	32.5%

Source: American Communities Survey, 2008-2012.

SECTION 2: HOUSING NEEDS ASSESSMENT

Most jurisdictions have not completed housing conditions surveys in recent years due to limited financial resources for conducting the survey or for providing rehabilitation assistance. However, staff from the local jurisdictions provided rough estimates of the number of housing units needing rehabilitation or replacement based on code enforcement cases and local knowledge of the communities. Based on these general estimates, an average of 12 percent of the units in the participating cities are considered to be in need of rehabilitation, and three percent are estimated to be in need of replacement. In the unincorporated areas, an estimated 25 percent of the housing units are considered to be substandard. Units needing replacement in the unincorporated areas are estimated at six percent. Overall, an estimated 24,000 units are in need of rehabilitation and 5,600 units are in need of replacement.

Fair Housing

Fair housing means that all people regardless of their special characteristics have equal access to housing opportunities. The Federal Fair Housing Act 42 U.S.C. 3604(f) (1) and the State Fair Employment and Housing Act (FEHA) (Government Code Section 12955 et seq.) enforce fair housing for the protected classes. Between various Federal and State laws, the protected classes include race, color, religion, sex, national origin, familial status, physical/mental disability, sexual orientation, marital status, ancestry, age, source of income, gender identity/expression, genetic condition, or any other arbitrary factor.

According to the 2012 State of California Analysis of Impediments, between 2005 and 2010 there were 82 complaints filed with the California Department of Fair Employment and Housing (DFEH) that originated in Fresno County, with 32 percent of complaints based on disability, 32 percent based on race, and 12 percent based on familial status. Less than 20 percent of the complaints were based on sex, national origin, or retaliation; 42 (or 51 percent) complaints were closed due to lack of merit; and 29 (or 35 percent) complaints were settled. According to the same report, there were 18 complaints filed to HUD that originated in Fresno County. The majority of complaints were based on disability discrimination (67 percent), followed by race (22 percent), “other” (6 percent), and national origin (6 percent). Of the HUD complaints originating from Fresno County, 44 percent were settled and 39 percent were closed due to lack of merit.

Overpayment (Cost Burden)

State and Federal housing law defines overpayment (also known as cost burden) as a household paying more than 30 percent of gross income for housing expenses. As shown in Table 2-20, Huron has the highest percentage of total households overpaying for housing (61.3 percent), followed by Mendota (57.4 percent), Parlier (55.8 percent), and San Joaquin (55.5 percent).

Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses. A higher percentage of lower-income households are overpaying for housing. Fresno has the highest percentage of lower-income households overpaying for housing (74.4 percent), followed by Clovis (73.8 percent), Sanger (72.7 percent), and Fresno County (71.6 percent).

Generally, renters are more affected than owners. This is true in most jurisdictions except for Huron, Kerman, and San Joaquin. Reedley has the highest percentage of overpaying renters (68.3 percent), followed by Firebaugh (68.0 percent), Fresno (65.3 percent), and Huron (64.0 percent). Over 65 percent of lower-income renters are overpaying for housing in all jurisdictions; Reedley has the highest rate of lower-income renters overpaying (81.6 percent).

SECTION 2: HOUSING NEEDS ASSESSMENT

Table 2-20 Overpayment by Tenure (2011)

	Income Group	Owner Households			Renter Households			Total Households		
		Households	Overpaying	Percent	Households	Overpaying	Percent	Households	Overpaying	Percent
Fresno County	Lower income	51,174	31,766	62.1%	85,669	66,280	77.4%	136,843	98,046	71.6%
	Total	142,895	56,371	39.4%	114,830	71,452	62.2%	257,724	127,823	49.6%
Clovis	Lower income	4,613	3,077	66.7%	6,860	5,394	78.6%	11,472	8,472	73.8%
	Total	19,140	7,581	39.6%	10,773	6,160	57.2%	29,913	13,741	45.9%
Coalinga	Lower income	817	442	54.1%	1,186	771	65.1%	2,003	1,214	60.6%
	Total	2,029	815	40.2%	1,802	827	45.9%	3,831	1,642	42.9%
Firebaugh	Lower income	515	336	65.1%	729	509	69.9%	1,244	845	67.9%
	Total	935	388	41.5%	812	552	68.0%	1,747	940	53.8%
Fowler	Lower income	248	121	48.9%	464	334	72.0%	712	455	63.9%
	Total	823	259	31.5%	678	344	50.7%	1,501	603	40.2%
Fresno	Lower income	25,702	16,029	62.4%	54,720	43,798	80.0%	80,422	59,827	74.4%
	Total	69,781	28,464	40.8%	72,180	47,103	65.3%	141,961	75,567	53.2%
Huron	Lower income	134	118	88.1%	1,066	724	67.9%	1,199	842	70.2%
	Total	275	138	50.2%	1,144	732	64.0%	1,419	870	61.3%
Kerman	Lower income	815	538	65.9%	970	631	65.1%	1,785	1,169	65.5%
	Total	1,881	809	43.0%	1,312	676	51.5%	3,192	1,485	46.5%
Kingsburg	Lower income	551	322	58.5%	953	695	73.0%	1,504	1,018	67.7%
	Total	2,035	594	29.2%	1,343	730	54.4%	3,378	1,324	39.2%
Mendota	Lower income	705	479	67.9%	1,229	852	69.3%	1,935	1,331	68.8%
	Total	1,070	555	51.9%	1,382	852	61.7%	2,452	1,407	57.4%

Table 2-20 Overpayment by Tenure (2011)

	Income Group	Owner Households			Renter Households			Total Households		
		Households	Overpaying	Percent	Households	Overpaying	Percent	Households	Overpaying	Percent
Orange Cove	Lower income	554	301	54.2%	959	666	69.4%	1,514	967	63.9%
	Total	840	329	39.2%	1,077	666	61.8%	1,917	995	51.9%
Parlier	Lower income	823	538	65.4%	1,401	1,018	72.6%	2,224	1,556	70.0%
	Total	1,377	687	49.9%	1,750	1,058	60.5%	3,127	1,745	55.8%
Reedley	Lower income	1,253	747	59.6%	1,700	1,388	81.6%	2,954	2,135	72.3%
	Total	3,403	1,084	31.9%	2,136	1,459	68.3%	5,539	2,543	45.9%
Sanger	Lower income	1,562	1,111	71.1%	1,923	1,424	74.0%	3,485	2,535	72.7%
	Total	3,313	1,545	46.6%	2,635	1,589	60.3%	5,948	3,134	52.7%
San Joaquin	Lower income	308	247	80.3%	383	176	46.0%	691	423	61.3%
	Total	407	272	66.9%	410	181	44.2%	816	453	55.5%
Selma	Lower income	1,554	883	56.8%	1,851	1,405	75.9%	3,405	2,288	67.2%
	Total	3,464	1,447	41.8%	2,347	1,476	62.9%	5,810	2,923	50.3%
Unincorporated County	Lower income	11,019	6,476	58.8%	9,275	6,494	70.0%	20,294	12,970	63.9%
	Total	32,122	11,404	35.5%	13,049	7,047	54.0%	45,171	18,451	40.8%

Source: Fresno Pre-Approved Data Package, American Communities Survey, B25106, 2007-2011.

Overcrowding

State HCD defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded. A typical home might have a total of five rooms (three bedrooms, living room, and dining room). If more than five people were living in the home, it would be considered overcrowded. Overcrowding is strongly related to household size, particularly for large households, and the availability of suitably-sized housing. Overcrowding in households typically results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Overcrowding impacts both owners and renters; however, renters are generally more significantly impacted.

While family size and tenure are critical determinants in overcrowding, household income also plays a strong role in the incidence of overcrowding. Generally, overcrowding levels tend to decrease as income rises, especially for renters (particularly for small and large families).

Table 2-21 shows overcrowding by tenure for each jurisdiction in Fresno County. For comparison, the statewide overcrowding rate is 4.1 percent, or about one in 24. Fresno has a significantly high incidence of overcrowding (10.1 percent, or one in ten), more than twice the statewide rate. Huron, Orange Cove, Mendota, and San Joaquin have the highest rate of overcrowding; over a fifth of the units in each of these cities are overcrowded. Statewide, 1.0 percent of units are severely overcrowded compared to 3.2 percent in Fresno County. Clovis and Kingsburg have the lowest rates of overcrowding.

In Fresno County and statewide, overcrowding is typically more of a problem in rental units than owner units. The statewide rate for renter overcrowding is 12.3 percent, compared to 15.7 percent in Fresno County. Only in Kingsburg and San Joaquin is the incidence of overcrowding higher for owners than it is for renters.

Table 2-21 Overcrowding by Tenure (2011)

	Owner-Occupied				Renter-Occupied				Total			
	Overcrowded		Severely Overcrowded		Overcrowded		Severely Overcrowded		Overcrowded		Severely Overcrowded	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Fresno County	8,332	5.4%	1,852	1.2%	20,644	15.7%	7,211	5.5%	28,976	10.1%	9,063	3.2%
Clovis	459	2.2%	46	0.2%	967	7.9%	170	1.4%	1,426	4.3%	216	0.7%
Coalinga	90	4.0%	31	1.4%	375	18.5%	105	5.2%	465	10.9%	136	3.2%
Firebaugh	108	10.4%	58	5.6%	222	25.3%	10	1.1%	330	17.2%	68	3.6%
Fowler	91	10.3%	36	4.1%	111	15.0%	8	1.1%	202	12.4%	44	2.7%
Fresno	4,123	5.4%	1,030	1.3%	12,173	15.0%	4,980	6.1%	16,296	10.3%	6,010	3.8%
Huron	38	11.7%	23	7.1%	396	32.4%	134	11.0%	434	28.0%	157	10.1%
Kerman	181	8.8%	0	0.0%	316	20.8%	157	10.3%	497	13.8%	157	4.4%
Kingsburg	145	6.7%	5	0.2%	75	5.1%	16	1.1%	220	6.0%	21	0.6%
Mendota	130	10.8%	0	0.0%	463	29.9%	207	13.4%	593	21.5%	207	7.5%
Orange Cove	159	17.3%	26	2.8%	357	28.0%	105	8.2%	516	23.5%	131	6.0%
Parlier	164	10.7%	27	1.8%	482	24.5%	105	5.3%	646	18.4%	132	3.8%
Reedley	333	8.9%	88	2.4%	749	30.8%	168	6.9%	1,082	17.6%	256	4.2%
Sanger	306	8.4%	21	0.6%	547	18.6%	260	8.9%	853	13.0%	281	4.3%
San Joaquin	96	21.4%	12	2.7%	94	20.1%	16	3.4%	190	20.8%	28	3.1%
Selma	407	10.8%	99	2.6%	659	25.3%	120	4.6%	1,066	16.7%	219	3.4%
Unincorporated County	1,502	4.3%	350	1.0%	2,658	15.8%	650	3.9%	4,160	8.1%	1,000	1.9%

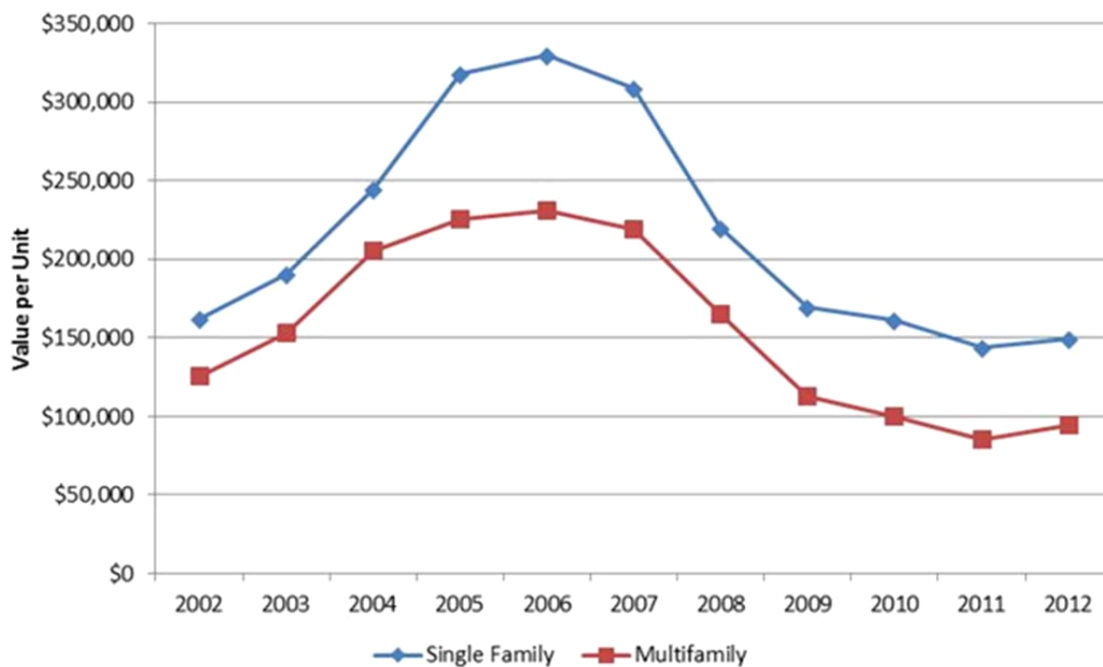
Source: Fresno Pre-Approved Data Package, American Communities Survey, Table B25014, 2007-2011.

HOUSING COST AND AFFORDABILITY

Home Price Trends

Housing values in Fresno County were hard hit by the 2008 housing market crash. The average single family home value peaked in 2006 at about \$325,000 and was at its lowest in 2011 at less than \$150,000. Similarly, the average condominium/townhome value, a small part of the market, peaked at about \$230,000 in 2006 and then sank to about \$90,000 in 2011. However, the market began to rebound in 2012 and more recent data suggests that this trend will continue, indicating that the market has weathered a cyclical low point.

**FIGURE 6 RESIDENTIAL SALE VALUE TREND (IN 2014 DOLLARS)
FRESNO COUNTY**



Source: San Joaquin Valley Infill Viability Analysis; Research And Development Corporation (RAND); Department of Finance; and Economic and Planning Systems (EPS), 2014.

Table 2-22 shows the number of home sales and median price for each jurisdiction in Fresno County in 2014. According to DQNews, in 2014, 10,411 homes were sold countywide with a median price of \$209,000. This is a 13 percent increase from the 2013 countywide median price. More homes were sold in 2014 in the city of Fresno than in all other jurisdictions combined. Clovis had the highest median sale price of \$285,000, and San Joaquin had the lowest at \$72,000; however, the median in San Joaquin is based on a very small number of home sales.

Table 2-22 Home Sales Recorded in 2014

	2014 Sale Counts	2014	2013	Percent Change Year to Year
Fresno County	10,411	\$209,000	\$185,000	13.0%
Clovis	2,038	\$285,000	\$258,000	10.5%
Coalinga	137	\$140,000	\$110,000	27.3%
Firebaugh	37	\$118,000	\$100,000	18.0%
Fowler	75	\$237,000	\$216,000	9.7%
Fresno	6,431	\$190,000	\$173,000	9.8%
Huron	10	\$126,000	\$89,500	40.8%
Kerman	97	\$184,500	\$152,500	21.0%
Kingsburg	148	\$215,250	\$185,000	16.4%
Mendota	29	\$110,000	\$98,750	11.4%
Orange Cove	42	\$100,000	\$69,500	43.9%
Parlier	67	\$135,000	\$121,250	11.3%
Reedley	222	\$175,000	\$150,000	16.7%
San Joaquin	7	\$72,000	\$100,000	-28.0%
Sanger	343	\$195,000	\$165,000	18.2%
Selma	207	\$160,000	\$147,000	8.8%

Note: Data not available for unincorporated county.

Source: DQ NEWS, <http://www.dqnews.com/Charts/Annual-Charts/CA-City-Charts/ZIPCAR14.aspx>, 2015

In terms of single-family production housing, there are a variety of new home communities with a range of product types available throughout the county, according to the San Joaquin Valley Infill Viability Analysis from 2014. Homes range in size from 1,360 square feet to 3,490 square feet. Lots vary from 1,800 square feet to 16,000 square feet. Home prices start at about \$185,000 and go to \$630,000, with per-square-foot prices ranging from \$110 to \$200. Small-lot projects accounted for about 20 percent of sales during the first quarter of 2014. By comparison, about 60 percent of sales were in communities with more typical lot sizes, ranging from about 4,500 square feet to 7,500 square feet. Available data indicate that the small-lot products sell for less overall, but achieve higher prices on a per-square-foot basis than homes on typical lots.

Rental Trends

Close to half of Fresno County households are renters. Although renters in general tend to live in multifamily units, about 42 percent of renter households in Fresno County live in single family homes compared to 37 percent statewide and about 34 percent nationally. Given that very few developers build single family units for rent, many single family units originally built as for-sale products have been converted to rental property over time. As a result of the foreclosure crisis, Fresno has a relatively large investor market where individuals (or partnerships) buy single family homes (or hold rather than sell when they move) for income property.

The median rent in Fresno County is well below the state average, especially when compared to urban areas where new rental products (e.g., multifamily apartments) are being developed. For example, based on data from Zillow.com, which has collected data on asking rents for most counties in the state for over four years, rents in Fresno County are about 70 percent of the state average and have remained relatively constant in real terms since 2010. Fresno County rents are about half those in Los Angeles County, a county that has experienced significant growth in apartment development.

Table 2-23 Residential Rental Rate Comparison (2010-2014)

Jurisdiction	Rental Rate	Year					Growth 2010-2014	
		2010	2011	2012	2013	2014	\$ Change	Percent Change
Fresno County	Average Rent	\$1,154	\$1,166	\$1,178	\$1,187	\$1,200	\$46	4%
	Average Rent/Sq. Ft.	\$0.76	\$0.78	\$0.76	\$0.77	\$0.78	\$0.02	3%
California	Average Rent	\$1,559	\$1,540	\$1,604	\$1,633	\$1,650	\$91	6%
	Average Rent/Sq. Ft.	\$1.07	\$1.05	\$1.07	\$1.08	\$1.10	\$0.03	4%
<i>Fresno County as a Percent of California</i>	<i>Average Rent</i>	<i>74%</i>	<i>76%</i>	<i>73%</i>	<i>73%</i>	<i>73%</i>	<i>N/A</i>	<i>-2%</i>
	<i>Average Rent/Sq. Ft.</i>	<i>71%</i>	<i>74%</i>	<i>71%</i>	<i>71%</i>	<i>71%</i>	<i>N/A</i>	<i>0%</i>
Los Angeles	Average Rent	\$2,115	\$2,121	\$2,139	\$2,211	\$2,239	\$125	6%
	Average Rent/Sq. Ft.	\$1.49	\$1.49	\$1.51	\$1.55	\$1.58	\$0.09	6%
<i>Fresno County as a Percent of Los Angeles</i>	<i>Average Rent</i>	<i>55%</i>	<i>55%</i>	<i>55%</i>	<i>54%</i>	<i>54%</i>	<i>N/A</i>	<i>-2%</i>
	<i>Average Rent/Sq. Ft.</i>	<i>51%</i>	<i>52%</i>	<i>51%</i>	<i>49%</i>	<i>49%</i>	<i>N/A</i>	<i>-3%</i>

Source: Zillow.com, Economic and Planning Systems, http://www.valleyblueprint.org/files/SJV%20Infill%20Development%20Analysis_Final%20Report_9-11-14.pdf, 2014.

The few market-rate projects that have been built in Fresno County (predominately in Fresno or Clovis) appear to target niche markets or premium locations, such as student housing for Fresno State, highly-amenitized complexes oriented towards seniors, and/or located in the Clovis Unified School District. It is also worth noting that institutional developers (e.g., REITS and other publicly-traded development companies) do not appear to be active in the Fresno multifamily market (although they are in a single family development market).

Ability to Pay

Table 2-24 summarizes 2014 HCD-defined household income limits for very low-, low-, and moderate-income households in Fresno County by the number of persons in the household. The table also includes the maximum affordable monthly rents and maximum affordable purchase prices for homes. Households earning the 2014 area median income for a family of four in Fresno County (\$57,900) could afford to spend up to \$1,448 per month on rent without overpaying. A three-person household would be classified as low-income if its annual income was less than \$31,250. This household could afford a \$695 maximum monthly rent.

For renters this is a straightforward calculation, but home ownership costs are less transparent. An affordable price depends on several factors, including the down payment, the level of other long-term obligations (such as a car loan), and interest rates. In practice the interaction of these factors as well as insurance, and taxes allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing homes no more than two times their annual incomes. Interest rates, insurance, and taxes are held constant in Table 2-24 in order to determine maximum affordable rent and purchase price for households in each income category. It is important to note that this table is used for illustrative purposes only.

Housing is generally very affordable in Fresno County. The median home sale price countywide would be affordable to a four-person household earning the median income of \$57,900, as shown in Table 2-24. Even low- and very-low-income households can afford the median priced home in many communities in the county. For example, a very low-income four-person household making \$28,950 per year could afford an estimated maximum purchase price of \$116,936. Based on the median home sale prices reported in Table 2-22, a household earning this income could afford the median home sale price in Mendota, Orange Cove, and San Joaquin.

Table 2-24 Fresno County Ability to Pay (2014)

Extremely Low-Income Households at 30% of 2014 Area Median Income (AMI)						
Number of Persons	1	2	3	4	5	6
Income Level	\$12,150	\$13,900	\$15,650	\$17,350	\$18,750	\$20,150
Max. Monthly Gross Rent ¹	\$304	\$348	\$391	\$434	\$469	\$504
Max. Purchase Price ²	\$49,077	\$56,146	\$63,214	\$70,081	\$75,736	\$81,391
Very Low-Income Households at 50% of 2014 AMI						
Number of Persons	1	2	3	4	5	6
Income Level	\$20,250	\$23,150	\$26,050	\$28,950	\$31,250	\$33,600
Max. Monthly Gross Rent ¹	\$506	\$579	\$651	\$724	\$781	\$840
Max. Purchase Price ²	\$81,795	\$93,509	\$105,223	\$116,936	\$126,227	\$135,719
Low-Income Households at 70% of 2014 AMI For Sale and 60% of 2014 AMI for Rental						
Number of Persons	1	2	3	4	5	6
Income Level for Sale (70% AMI)	\$28,350	\$32,400	\$36,500	\$40,550	\$43,750	\$47,000
Income Level for Rental (60% AMI)	\$24,300	\$27,800	\$31,250	\$34,750	\$37,500	\$40,300
Max. Monthly Gross Rent ¹	\$608	\$695	\$781	\$869	\$938	\$1,008
Max. Purchase Price ²	\$114,513	\$130,872	\$147,433	\$163,792	\$176,717	\$189,845
Median-Income Households at 100% of 2014 AMI						
Number of Persons	1	2	3	4	5	6
Income Level	\$40,550	\$46,300	\$52,100	\$57,900	\$62,550	\$67,150
Max. Monthly Gross Rent ¹	\$1,014	\$1,158	\$1,303	\$1,448	\$1,564	\$1,679
Max. Purchase Price ²	\$163,792	\$187,018	\$210,445	\$233,873	\$252,656	\$271,236
Moderate-Income Households at 110% of 2014 AMI						
Number of Persons	1	2	3	4	5	6
Income Level	\$44,600	\$50,950	\$57,300	\$63,700	\$68,800	\$73,900
Max. Monthly Gross Rent/Payments ¹	\$1,301	\$1,486	\$1,671	\$1,858	\$2,007	\$2,155
Max. Purchase Price ²	\$210,176	\$240,100	\$270,024	\$300,184	\$324,218	\$348,251

¹ Assumes that 30 percent (35 percent for moderate) of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance.

² Assumes 96.5 percent loan at 4.5 percent annual interest rate and 30-year term; assumes taxes, mortgage insurance, and homeowners' insurance account for 21 percent of total monthly payments.

³ 2014 State Area Median Income for Fresno County is \$57,900.

Source: California Department of Housing and Community Development, 2014, <http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k14.pdf>; Mintier Harnish, 2014.

Table 2-25 shows HUD-defined fair market rent levels (FMR) for Fresno County for 2014. In general, the FMR for an area is the amount needed to pay the gross rent (shelter rent plus utilities) of privately-owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities. The rents are drawn from the distribution of rents of all units that are occupied by recent movers. Adjustments are made to exclude public housing units, newly built units, and substandard units.

As shown in Table 2-24, a three-person household classified as low-income with an annual income of \$31,250 (60 percent of AMI) could afford to pay \$781 monthly gross rent (including utilities). As shown in Table 2-25, the 2014 FMR for a two-bedroom unit in Fresno County is \$827. Therefore, a low-income three-person household at the middle of the income range could not afford to rent a two-bedroom unit at the FMR level. A moderate-income three-person household with an income of \$57,300 could afford to pay \$1,671 in rent without overpaying. This is enough to pay the FMR for a four-bedroom apartment.

Table 2-25 HUD Fair Market Rent by Bedroom¹ (2014)

Bedrooms in Unit	2014 FMR
Studio	\$630
1 Bedroom	\$655
2 Bedrooms	\$827
3 Bedrooms	\$1,162
4 Bedrooms	\$1,356

¹ 50th percentile of market rents for Fiscal Year 2014 for Fresno MSA (Fresno County) and "Exception Rents."

Source: U.S. Department of Housing and Urban Development (HUD), 2014.

SPECIAL NEEDS

Within the general population there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss these special housing needs of six groups identified in State Housing Element Law (Government Code, Section 65583(a)(7): elderly, persons with disabilities (including developmental disabilities), large households, farmworkers, families with single-headed households, and families and persons in need of emergency shelter. This section also describes the needs of extremely low-income households. Where possible, estimates of the population or number of households in Fresno County belonging to each group are shown.

Elderly Persons

Seniors are defined as persons 65 years and older, and senior households are those households headed by a person 65 years and older. Seniors have special housing needs based on factors such as age, health, self-care capacity, economic status, family arrangement, and homeownership. Particular needs for the elderly include smaller and more efficient housing, barrier-free and accessible housing, and a wide variety of housing with health care and/or personal services. Various programs can help meet the needs of seniors including, but not limited to, congregate care, supportive services, rental subsidies, shared housing, and housing rehabilitation assistance. For the elderly with disabilities, housing with features that accommodate disabilities can help ensure continued independent living. Elderly with mobility/self-care limitation also benefit from transportation alternatives. Senior housing with these accommodations can allow more independent living.

In 2012, 11.5 percent of the population statewide was over the age of 65. Each jurisdiction in Fresno County has a lower rate, except Kingsburg with 13.7 percent. San Joaquin and Huron are the lowest, with less than 5 percent of the population over 65.

Table 2-26 Percent of the Population 65 and Over (2012)

	Total Population	Seniors	Percent Seniors
Fresno County	939,605	96,779	10.3%
Clovis	97,100	10,875	11.2%
Coalinga	16,609	1,196	7.2%
Firebaugh	7,773	451	5.8%
Fowler	5,785	567	9.8%
Fresno City	500,819	46,576	9.3%
Huron	6,760	372	5.5%
Kerman	13,856	1,150	8.3%
Kingsburg	11,507	1,576	13.7%
Mendota	11,237	584	5.2%
Orange Cove	9,349	449	4.8%
Parlier	14,599	964	6.6%
Reedley	24,562	2,481	10.1%
Sanger	24,393	2,342	9.6%
San Joaquin	3,991	204	5.1%
Selma	23,538	2,636	11.2%
Unincorporated County*	167,727	24,357	14.5%

Note: The American Communities Survey provides an estimate of the percentage of the senior population. The estimated number of seniors was calculated using that percentage and the total estimated population.

*The unincorporated area number of seniors is the total number of estimated seniors in the county less all the seniors in each jurisdiction.

Source: American Communities Survey, 2009-2013.

Table 2-27 shows elderly householders by tenure. Senior households have a high homeownership rate. In Fresno County 72.8 percent of senior householders were living in owner-occupied units in 2011, compared to 54.2 percent of all households.

Table 2-27 Elderly Households by Tenure (2011)

		All Households			Senior Households		
		Total Households	Owner-Occupied	Renter-Occupied	Total Households	Owner-Occupied	Renter-Occupied
Fresno County	Number	287,082	155,585	131,497	55,251	40,245	15,006
	Percent	100%	54.2%	45.8%	100%	72.8%	27.2%
Clovis	Number	32,915	20,598	12,317	5,944	4,188	1,756
	Percent	100%	62.6%	37.4%	100%	70.5%	29.5%
Coalinga	Number	4,259	2,237	2,022	509	382	127
	Percent	100%	52.5%	47.5%	100%	75.0%	25.0%
Firebaugh	Number	1,914	1,035	879	306	231	75
	Percent	100%	54.1%	45.9%	100%	75.5%	24.5%
Fowler	Number	1,625	884	741	275	203	72
	Percent	100%	54.4%	45.6%	100%	73.8%	26.2%
Fresno	Number	157,649	76,355	81,294	28,062	18,652	9,410
	Percent	100%	48.4%	51.6%	100%	66.5%	33.5%
Huron	Number	1,548	325	1,223	151	85	66
	Percent	100%	21.0%	79.0%	100%	56.3%	43.7%
Kerman	Number	3,589	2,068	1,521	593	442	151
	Percent	100%	57.6%	42.4%	100%	74.5%	25.5%
Kingsburg	Number	3,646	2,178	1,468	862	595	267
	Percent	100%	59.7%	40.3%	100%	69.0%	31.0%
Mendota	Number	2,753	1,204	1,549	424	344	80
	Percent	100%	43.7%	56.3%	100%	81.1%	18.9%
Orange Cove	Number	2,195	920	1,275	203	125	78
	Percent	100%	41.9%	58.1%	100%	61.6%	38.4%
Parlier	Number	3,508	1,538	1,970	406	251	155
	Percent	100%	43.8%	56.2%	100%	61.8%	38.2%
Reedley	Number	6,165	3,737	2,428	1,245	931	314
	Percent	100%	60.6%	39.4%	100%	74.8%	25.2%
Sanger	Number	6,559	3,626	2,933	1,272	809	463
	Percent	100%	55.3%	44.7%	100%	63.6%	36.4%
San Joaquin	Number	915	448	467	99	44	55
	Percent	100%	49.0%	51.0%	100%	44.4%	55.6%
Selma	Number	6,393	3,785	2,608	1,239	1,048	191
	Percent	100%	59.2%	40.8%	100%	84.6%	15.4%
Unincorp. County	Number	51,449	34,647	16,802	13,661	11,915	1,746
	Percent	100%	67.3%	32.7%	100%	87.2%	12.8%

Source: Fresno Pre-Approved Data Package, American Communities Survey, 5 Year (B25007), 2011.

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As shown in Table 2-28, the population 65 years and over has the highest rate of disabilities. Countywide, an estimated 41.7 percent of seniors have a disability.

Table 2-28 Seniors with Disabilities (2013)

	Population 65 years and over		
	Total	With a Disability	Percent with a Disability
Fresno County	94,864	39,557	41.7%
Clovis	10,635	4,017	37.8%
Coalinga	1,099	509	46.3%
Firebaugh	452	179	39.6%
Fowler	519	255	49.1%
Fresno	45,279	19,841	43.8%
Huron	369	133	36.0%
Kerman	1,156	548	47.4%
Kingsburg	1,503	505	33.6%
Mendota	588	336	57.1%
Orange Cove	447	176	39.4%
Parlier	959	354	36.9%
Reedley	2,331	815	35.0%
Sanger	2,248	1,065	47.4%
San Joaquin	205	40	19.5%
Selma	2,554	855	33.5%
Unincorporated County	24,520	9,929	40.5%

Source: American Communities Survey, 2009-2013.

Currently, the Fresno Housing Authority owns and manages three senior housing complexes with 134 senior housing units. While nearly all of the 5,000 housing units managed by the Housing Authority are available to seniors, these three residential communities are designated specifically for those over the age of 62. The communities are located in the cities of Firebaugh (30 units), Kerman (Kearney Palms I–80 units, and Kearney Palms II–20 units), and Sanger (the Elderberry at Bethel–74 units, and Wedgewood Commons–30 units). The Housing Authority is also currently building a 45-unit senior apartment complex in Kingsburg called Marion Villas Apartments. The project is expected to be completed in 2015. The rent at these complexes is based on an amount no greater than 30 percent of the resident’s adjusted gross income. All senior units offer amenities and are maintained and upgraded by the Fresno Housing Authority regularly in order to ensure an attractive and safe setting. In addition, the Fresno Housing Authority provides numerous programs for residents at these complexes.

The Fresno County Senior Resource Center operates a program, Adult Protective Services, which assists both disabled adults and seniors with all requests for assistance. The Fresno County Human Services System, Department of Adult Services also provides housing and basic needs assistance to elderly persons. Low-income elderly persons also are eligible to apply to the Housing Authority's Housing Choice Voucher Program. The Fresno/Madera Area Agency on Aging (FMAAA) provides connections to programs, services, and resources elderly residents can use to maintain and improve their quality of life as they age. The Agency provides housing assistance by compiling a list of apartments that cater to elderly needs. The Agency also offers a hot meal, served Monday through Friday. The FMAAA serves over 300,000 congregate meals and approximately 600,000 home-delivered meals annually throughout the Fresno and Madera area.

For seniors and other persons requiring a supportive housing setting, there are 120 licensed care facilities in Fresno County with 753 beds. The majority of these facilities are located in the city of Fresno. However, there are also 11 facilities in Clovis, four in Reedley, three in Sanger, two in Selma, and one in Parlier. These facilities are listed in Appendix 1B.

Large Households

HUD defines a large household as one with five or more members. Large families may have specific needs that differ from other households due to income and housing stock constraints. The most critical housing need of large households is access to larger housing units with more bedrooms than a standard three-bedroom dwelling. As a result, large households may be overcrowded in smaller units. In general, housing for large households should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child care facilities.

Table 2-29 shows large households by tenure. In Fresno County 18.8 percent of the households are large. The jurisdictions with the highest percentage of large households are Orange Cove and Parlier (both with 35.9 percent), Mendota (35.5 percent), and Firebaugh (34.7 percent). The city of Fresno has the lowest rate with 17.0 percent, still higher than the statewide rate of 14.3 percent.

In Fresno County a higher percentage of large households are renters. In Huron 74.2 percent of large households are renters. However, this is not the case in all jurisdictions. In Kingsburg two-thirds of large households are owners.

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Table 2-29 Large Households by Tenure (2011)

		Total Households	Large Households		
			Total	Owner	Renter
Fresno County	Number	287,082	54,106	26,245	27,861
	Percent	100.0%	18.8%	48.5%	51.5%
Clovis	Number	32,915	4,450	2,860	1,590
	Percent	100.0%	13.5%	64.3%	35.7%
Coalinga	Number	4,259	859	367	492
	Percent	100.0%	20.2%	42.7%	57.3%
Firebaugh	Number	1,914	665	343	322
	Percent	100.0%	34.7%	51.6%	48.4%
Fowler	Number	1,625	445	209	236
	Percent	100.0%	27.4%	47.0%	53.0%
Fresno	Number	157,649	26,879	11,808	15,071
	Percent	100.0%	17.0%	43.9%	56.1%
Huron	Number	1,548	516	133	383
	Percent	100.0%	33.3%	25.8%	74.2%
Kerman	Number	3,589	1,056	629	427
	Percent	100.0%	29.4%	59.6%	40.4%
Kingsburg	Number	3,646	746	497	249
	Percent	100.0%	20.5%	66.6%	33.4%
Mendota	Number	2,753	978	415	563
	Percent	100.0%	35.5%	42.4%	57.6%
Orange Cove	Number	2,195	788	361	427
	Percent	100.0%	35.9%	45.8%	54.2%
Parlier	Number	3,508	1,259	536	723
	Percent	100.0%	35.9%	42.6%	57.4%
Reedley	Number	6,165	2,105	1,178	927
	Percent	100.0%	34.1%	56.0%	44.0%
Sanger	Number	6,559	1,867	985	882
	Percent	100.0%	28.5%	52.8%	47.2%
San Joaquin	Number	915	311	152	159
	Percent	100.0%	34.0%	48.9%	51.1%
Selma	Number	6,393	1,724	863	861
	Percent	100.0%	27.0%	50.1%	49.9%
Unincorporated County	Number	51,449	9,458	4,909	4,549
	Percent	100.0%	18.4%	51.9%	48.1%

Source: Fresno Pre-Approved Data Package, American Communities Survey, B25009, 2007-2011.

Single Female-Headed Households

According to the U.S. Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a related or unrelated child, or an elderly parent. Female-headed households have special housing needs because they are often either single parents or single elderly adults living on low- or poverty-level incomes. Single-parent households with children often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care, and a variety of other supportive services. Moreover, because of their relatively lower household incomes, single-parent households are more likely to experience difficulties in finding affordable, decent, and safe housing.

Table 2-30 shows the number of female-headed households in Fresno County. As shown in the table, 9.9 percent of households countywide were single females. This is higher than the statewide rate of 6.8 percent. In Huron, more than 16 percent of householders were single females. The unincorporated area had the lowest percentage of single-female headed households.

Table 2-30 Single Female-Headed Households (2010)

	Total Households	Single Female-Headed Households with Own Children Under Age 18	Percent
Fresno County	289,391	28,575	9.9%
Clovis	33,419	2,549	7.6%
Coalinga	3,896	465	11.9%
Fowler	1,723	160	9.3%
Fresno City	158,349	18,424	11.6%
Huron	1,532	247	16.1%
Kerman	3,692	377	10.2%
Kingsburg	3,822	287	7.5%
Mendota	2,424	300	12.4%
Mendota	2,424	300	12.4%
Orange Cove	2,068	298	14.4%
Parlier	3,297	421	12.8%
Reedley	6,569	522	7.9%
San Joaquin	882	124	14.1%
Sanger	6,659	729	10.9%
Selma	6,416	639	10.0%
Unincorp. County	52,219	2,733	5.2%

Source: U.S. Census, 2010.

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Female-headed single-parent households often experience a high rate of poverty. Countywide 40.1 percent of the female single-parent households were living under the poverty level compared to 14.5 percent of all households (See Table 2-31). In Mendota 77.7 percent of female-headed households were living in poverty, followed by San Joaquin and Orange Cove with 68.2 percent and Huron with 65.3 percent. The poverty rate for all households is also high in these areas. Reedley has the lowest percentage of female-headed households in poverty (22.8 percent), but it is still higher than the rate for all families. Statewide 10.7 percent of families and 25.5 percent of female-headed households were in poverty.

Table 2-31 Female-Headed Households in Poverty (2011)

	Total Households in Poverty		Female-Headed Households in Poverty	
	Number	Percent	Number	Percent
Fresno County	41,637	14.5%	19,206	40.1%
Clovis	2,221	6.7%	1,035	23.3%
Coalinga	585	13.7%	368	45.4%
Firebaugh	503	26.3%	204	56.4%
Fowler	245	15.1%	87	39.4%
Fresno	24,387	15.5%	12,188	41.60%
Huron	658	42.5%	437	65.3%
Kerman	604	16.8%	260	39.6%
Kingsburg	364	10.0%	213	36.1%
Mendota	1,000	36.3%	580	77.7%
Orange Cove	747	34.0%	398	68.2%
Parlier	896	25.5%	355	45.8%
Reedley	1,084	17.6%	158	22.8%
Sanger	747	61.2%	348	28.5%
San Joaquin	78	30.2%	176	68.2%
Selma	575	55.7%	395	38.2%
Unincorporated County	1,106	20.0%	2,004	36.3%

Source: Fresno Pre-Approved Data Package, American Communities Survey, B17012, 2007-2011.

Single-parent households can benefit from most affordable housing programs, including Housing Choice Vouchers, Homebuyer Assistance Program (HAP), and Housing Rehabilitation Program (HARP) in the county. The County offers the California Work Opportunity and Responsibility to Kids (CalWORKs) Program to help eligible needy families who have children under the age of 19 with cash assistance, Medi-Cal, and employment services. Assistance programs offered by organizations like First Five Fresno County and PG&E can also assist these households with securing affordable childcare and housing.

Persons with Disabilities

Persons with disabilities typically have special housing needs because of their physical and/or developmental capabilities, fixed or limited incomes, and higher health costs associated with their disabilities. A disability is defined broadly by the Census Bureau as a physical, mental, or emotional condition that lasts over a long period of time and makes it difficult to live independently. The Census Bureau defines five disabilities: hearing, vision, cognitive, ambulatory, self-care, or independent living disabilities.

Persons with disabilities have different housing needs depending on the nature and severity of the disability. Physically disabled persons generally require modifications to their housing units, such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, and modified fixtures and appliances. Special design and other considerations for persons with disabilities include single-level units, availability of services, group living opportunities, and proximity to transit. While regulations adopted by the State require all ground floor units of new apartment complexes with five or more units to be accessible to persons with disabilities, single family units have no accessibility requirements. If a disability prevents a person from operating a vehicle, then proximity to services and access to public transportation are particularly important. If a disability prevents an individual from working or limits income, then the cost of housing and the costs of modifications are likely to be even more challenging. Those with severe physical or mental disabilities may also require supportive housing, nursing facilities, or care facilities. In addition, many disabled people rely solely on Supplemental Security Income (SSI), which is insufficient for market rate housing.

Severely mentally-disabled persons are especially in need of assistance. Mentally-disabled individuals are those with psychiatric disabilities that impair their ability to function in the community to varying degrees. The National Institute for Mental Health estimates that in 2010, 45.9 million adults age 18 and older (20 percent) suffered from mental illness. If this ratio holds true for Fresno County, an estimated 189,579 residents have some form of mental disability that requires special housing accommodations, medical treatment, and/or supportive services.

According to the 2009-2013 ACS, 12 percent of the population countywide age five and over is living with disabilities. This is slightly higher than the statewide rate of 10 percent. The population 65 years and over has the highest rate of disabilities. Table 2-32 provides information on the nature of these disabilities. The total disabilities number shown for all age groups exceeds the number of persons with disabilities because a person can have more than one disability. Among school age children the most frequent disability was cognitive. For persons age 18 to 64 years, the most frequent disabilities were ambulatory, cognitive, and independent living. Finally, for seniors ambulatory disabilities were the most frequent. The unincorporated area had the highest rate of disabilities for the total population with 13 percent. San Joaquin had the lowest rate at 4 percent.

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Table 2-32 Disability by Type (2013)

	Fresno County	Clovis	Coalinga	Firebaugh	Fowler	Fresno	Huron	Kerman	Kingsburg	Mendota	Orange Cove	Parlier	Reedley	Sanger	San Joaquin	Selma	Unincorporated County
Total population	927,913	96,652	14,087	7,773	5,730	496,343	6,760	13,852	11,387	11,237	9,349	14,599	24,337	24,184	3,991	23,399	164,233
With a disability	107,708	10,367	1,421	669	552	61,252	470	1,267	1,195	796	641	1,127	2,258	2,319	174	2,231	20,969
Percent with a disability	12%	11%	10%	9%	10%	12%	7%	9%	10%	7%	7%	8%	9%	10%	4%	10%	13%
Population under 5 years	79,480	6,608	1,203	756	430	44,631	989	1,486	802	1,157	1,178	1,502	2,259	2,417	461	2,008	11,593
With a disability	551	35	0	24	0	246	38	0	17	10	0	0	6	46	0	30	99
Percent with a disability	1%	1%	0%	3%	0%	1%	4%	0%	2%	1%	0%	0%	0%	2%	0%	1%	1%
<i>With a hearing difficulty</i>	327	35	0	24	0	154	38	0	0	0	0	0	0	0	0	30	46
<i>With a vision difficulty</i>	248	0	0	0	0	97	19	0	17	10	0	0	6	46	0	0	53
Population 5 to 17 years	197,682	20,807	3,015	1,921	1,330	104,625	1,813	3,103	2,425	2,519	2,512	3,692	5,724	5,373	1,214	5,204	32,405
With a disability	9,358	900	137	39	8	5,871	45	116	57	40	31	92	278	135	17	48	1,544
Percent with a disability	5%	4%	5%	2%	1%	6%	2%	4%	2%	2%	1%	2%	5%	3%	1%	1%	5%
<i>With a hearing difficulty</i>	1,905	193	31	0	0	1,287	8	25	0	0	0	0	79	10	8	0	264
<i>With a vision difficulty</i>	1,945	235	65	0	0	1,197	0	13	10	21	25	47	0	33	4	0	295
<i>With a cognitive difficulty</i>	6,154	614	41	39	8	3,955	37	45	47	9	0	64	154	72	5	48	1,016
<i>With an ambulatory difficulty</i>	1,258	246	0	0	0	684	15	12	22	10	0	8	45	26	0	0	190
<i>With a self-care difficulty</i>	1,830	341	10	0	0	953	15	21	33	0	6	8	26	34	0	6	377
Population 18 to 64 years	555,887	58,602	8,770	4,644	3,451	301,808	3,589	8,107	6,657	6,973	5,212	8,446	14,023	14,146	2,111	13,633	95,715
With a disability	58,242	5,415	775	427	289	35,294	254	603	616	410	434	681	1,159	1,073	117	1,298	9,397
Percent with a disability	10%	9%	9%	9%	8%	12%	7%	7%	9%	6%	8%	8%	8%	8%	6%	10%	10%
<i>With a hearing difficulty</i>	11,871	994	140	45	82	6,831	66	109	84	93	43	126	243	155	11	337	2,512
<i>With a vision difficulty</i>	13,426	1,101	92	37	43	8,778	128	160	51	213	103	178	257	214	19	341	1,711
<i>With a cognitive difficulty</i>	24,479	1,973	160	160	117	16,053	88	175	297	66	204	241	450	338	34	454	3,669
<i>With an ambulatory difficulty</i>	29,550	3,091	591	148	124	17,712	73	304	339	140	241	408	423	606	71	757	4,522
<i>With a self-care difficulty</i>	11,460	1,285	214	72	47	6,954	35	113	99	31	200	110	200	202	6	213	1,679
<i>With an independent living difficulty</i>	22,224	2,103	263	194	94	14,177	35	244	315	74	211	262	409	348	22	456	3,017
Population 65 years and over	94,864	10,635	1,099	452	519	45,279	369	1,156	1,503	588	447	959	2,331	2,248	205	2,554	24,520
With a disability	39,557	4,017	509	179	255	19,841	133	548	505	336	176	354	815	1,065	40	855	9,929
Percent with a disability	42%	38%	46%	40%	49%	44%	36%	47%	34%	57%	39%	37%	35%	47%	20%	33%	40%
<i>With a hearing difficulty</i>	17,494	2,105	263	102	67	8,594	56	254	191	150	43	67	373	528	13	278	4,410
<i>With a vision difficulty</i>	8,290	773	126	12	64	4,588	53	83	32	88	76	39	121	302	0	177	1,756
<i>With a cognitive difficulty</i>	11,666	1,053	165	20	140	6,375	27	145	112	155	60	136	244	357	15	254	2,408
<i>With an ambulatory difficulty</i>	26,322	2,481	325	112	196	13,615	109	413	334	236	111	263	487	611	25	715	6,289
<i>With a self-care difficulty</i>	10,443	1,043	112	61	70	5,800	21	168	133	91	104	89	179	297	0	282	1,993
<i>With an independent living difficulty</i>	18,818	1,786	175	87	128	10,177	43	311	222	141	118	212	448	594	13	434	3,929

Source: American Community Survey, 2009-2013.

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Developmental Disabilities

SB 812, which took effect January 2011, amended State housing element law to require an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. This includes mental retardation, cerebral palsy, epilepsy, and autism. Many developmentally disabled persons are able to live and work normally. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

Table 2-33 shows the number of people in Fresno county jurisdictions receiving assistance in December 2014. The majority of these (more than 2,000 persons) lived in their own home and the rest lived in independent living or supportive living (about 200 persons), community care facilities (about 130 persons), foster or family homes (less than 140 persons), or an intermediate care facility (about 50 persons). The most common type of disability was intellectual: approximately 75 percent of clients. Approximately 20 percent had epilepsy and/or autism. The least common was cerebral palsy, with an estimated 15 percent. Clients may have more than one disability.

Table 2-33 Clients in Fresno County with Developmental Disabilities by Age (2014)

Jurisdiction	00-17 Years	18+ Years	Total
Clovis	232	398	630
Coalinga	34	36	70
Fowler	21	22	43
Huron	15	18	33
Kerman	74	75	149
Kingsburg	42	40	82
Mendota	27-37	27-37	54+
Parlier	83	41	124
Reedley	141	113	254
Sanger	120	162	282
San Joaquin	12	11	23
Selma	101	88	189
Unincorporated	280-410	315-435	595+

Source: Department of Developmental Services, 2014.

This is only a count of those developmentally disabled people receiving services from the Department of Developmental Services as of December 2014. It is likely that the actual count is higher.

Licensed Care Facilities

For persons requiring a supportive housing setting, Fresno County has 120 licensed care facilities with 753 beds. The majority of these facilities are located in the city of Fresno. However, there are also 11 facilities in Clovis, four in Reedley, three in Sanger, two in Selma, and one in Parlier. These facilities are listed in Appendix 1B.

Homeless

Most families become homeless because they are unable to afford housing in a particular community. Nationwide about half of those experiencing homelessness over the course of a year are single adults. Most enter and exit the system fairly quickly. The remainder live in the homeless assistance system, or in a combination of shelters, hospitals, the streets, jails, and prisons. There are also single homeless people who are not adults, including runaway and “throwaway” youth (children whose parents will not allow them to live at home).

There are various reasons that contribute to one becoming homeless. These may be any combination of factors such as loss of employment, inability to find a job, lack of marketable work skills, or high housing costs. For some the loss of housing due to chronic health problems, physical disabilities, mental health disabilities, or drug and alcohol addictions, and an inability to access support services and long-term care may result in homelessness. Although each category has different needs, the most urgent need is for emergency shelter and case management (i.e., help with accessing needed services). Emergency shelters have minimal supportive services for homeless persons and are limited to occupancy of six months or less. No individual or household may be denied emergency shelter because of an inability to pay.

For many, supportive housing, transitional housing, long-term rental assistance, and/or greater availability of low-income rental units are also needed. Supportive housing has no limit on length of stay and is linked to onsite or offsite services that assist residents in retaining housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Transitional housing is usually in buildings configured as rental housing developments, but operated with State programs that require the unit to be cycled to other eligible program recipients after some pre-determined amount of time. Transitional housing programs provide extended shelter and supportive services for homeless individuals and/or families with the goal of helping them live independently and transition into permanent housing. Some programs require that the individual/family be transitioning from a short-term emergency shelter. Transitional housing may be configured for specialized groups within the homeless population such as people with substance abuse problems, the mentally ill, domestic violence victims, veterans, or people with HIV/AIDS. In many cases transitional housing programs will provide services up to two years or more. The supportive services may be provided directly by the organization managing the housing or by other public or private agencies in a coordinated effort with the housing provider.

In 2001 Fresno County and Madera County, formed the Fresno-Madera Continuum of Care (FMCoC). This community-based collaborative is the best available source for homelessness information and services for homeless individuals and families. The Continuum of Care services and resources include:

- Homeless Prevention
- Outreach, Intake, and Assessment
- Emergency Shelter
- Transitional Housing
- Supportive Services
- Permanent Housing
- Permanent Supportive Housing

The best estimate is the Homeless Census and Survey collected by FMCoC. In January 2014 the FMCoC published its Homeless Census and Survey report, which estimated Fresno County's homeless population at 2,597, of which 714 were considered sheltered and living in emergency shelters.

Table 2-34 Total Unsheltered and Sheltered Homeless Count: Fresno County (2014)

Population	2014 PIT Count
Unsheltered Homeless	1,883
Sheltered Homeless	714
Total	2,597

Source: Fresno/Madera Continuum of Care, 2014.

The California Department of Education defines homeless children as individuals who lack a fixed, regular, and adequate nighttime residence. This definition also includes:

- Children and youth who are sharing the housing of other persons due to loss of housing, economic hardship, or a similar reason
- Children who may be living in motels, hotels, trailer parks, shelters, or awaiting foster care placement
- Children and youth who have a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings
- Children and youth who are living in cars, parks, public spaces, abandoned buildings, substandard housing, bus or train stations, or similar settings, or
- Migratory children who qualify as homeless because they are children who are living in similar circumstances listed above

According to the Fresno Bee there were 6,738 homeless students in Fresno County in 2013, representing 3.4% of students in public schools. This figure is up from 5,960 students, or 3.1 percent, in 2012. The Fresno Unified School District, the state's fourth largest school district, had the county's highest number of homeless students at 3,729, a small increase from 2012 when 3,086 students were homeless.

SECTION 2: HOUSING NEEDS ASSESSMENT

It is difficult to accurately estimate the homeless in each jurisdiction. Due to limited resources, the PIT count did not count every rural community. Instead, the FMCoC separated the rural communities into three categories based on population. One representative community from each category (shown in bold in Table 2-35) was counted and that count was used for the other jurisdictions in each category. The high-population community, Reedley, had 16 persons counted. The medium-population community, Mendota, had eight persons counted. The low-population community, Firebaugh, had six persons counted.

Table 2-35 High-, Medium-, and Low-Population Rural Communities (2014)

Low Population	2014 Population	2014 Estimated Homeless
San Joaquin	4,029	6
Fowler	5,801	6
Huron	6,790	6
Firebaugh	7,777	6
Orange Cove	9,353	6
Medium Population	2014 Population	2014 Estimated Homeless
Mendota	11,178	8
Kingsburg	11,590	8
Kerman	14,225	8
Parlier	14,873	8
Coalinga	16,729	8
High Population	2014 Population	2014 Estimated Homeless
Selma	23,799	16
Reedley	24,965	16
Sanger	24,703	16
Clovis	98,632	16
Unincorporated County	166,774	67

Note: population was provided by the FMCoC and may differ from other estimates.

Source: Fresno/Madera Continuum of Care, 2014.

The 2013 Housing Inventory Narrative Report gives information on available shelters. Table 2-36 shows sheltered homeless persons residing in emergency shelters, transitional housing, and safe havens within Fresno County. Safe haven refers to a form of supportive housing that serves hard-to-reach homeless persons with severe mental illnesses that are on the streets and have been unwilling or unable to participate in supportive services. A total of 504 persons were sheltered in the Fresno area in 2013, the majority (72.5 percent) in transitional housing.

Table 2-36 Sheltered Count of Homeless Persons (2013), Fresno County

	Number of Persons
Emergency Shelter	115
Transitional Housing	367
Safe Haven	22
Total Sheltered	504

Source: Fresno/Madera Continuum of Care, 2013.

According to the FMCoC, there are several emergency shelters for homeless individuals. The majority of those shelters are located in the city of Fresno. Table 2-37 shows the number of beds and units available on the night of February 24, 2013, dedicated to serving homeless persons, per HUD's definition. There were a total of 1,466 beds available in Fresno County. Typically, the county's smaller cities and communities form alliances with agencies and organizations in the city of Fresno, and encourage homeless persons to seek assistance in the city of Fresno where services are most available.

Table 2-37 Bed Inventory by Program Type (2013), Fresno County

Facility Type	Number of Beds
Emergency Shelter	271
Transitional Housing	505
Safe Haven	24
Permanent Supportive Housing	666
Rapid Re-Housing	0
Total	1,466

Source: Fresno/Madera Continuum of Care, 2013.

Appendix 1B lists all emergency shelters, transitional housing, safe havens, permanent supportive housing, and rapid re-housing projects within Fresno County. However, most of these are located in the city of Fresno. There is one 18-bed transitional housing project located in the city of Clovis and one 17-bed transitional housing project in the unincorporated county. Both are run by the Marjaree Mason Center and are targeted towards single females with children and victims of domestic violence.

Additional organizations providing assistance, services, and housing in the county include Catholic Social Services, Emergency Housing Center (Plaza Terrace), Evangel Home, Inc., United Way, Fresno Rescue Mission, and Marjaree Mason Center. To assist people with getting in contact with a variety of services that can help them in their time of need, United Way of Fresno County offers a free 2-1-1 information and referral line. The database provides persons in need with linkages to over 500 government, community-based, faith-based, and private and public agencies with over 1,500 programs/services in the database.

SECTION 2: HOUSING NEEDS ASSESSMENT

As discussed in Section 4, Housing Development Constraints, State law (Senate Bill 2) requires all jurisdictions in California to provide zoning for emergency shelters and transitional and supportive housing. The appendices provide information on compliance for jurisdictions in Fresno County.

Farmworkers

Farmworkers have a difficult time locating affordable housing in Fresno County. Due to a combination of limited English language skills and very low household incomes, the ability to obtain housing loans for home purchase is extremely limited. For the same reasons, rentals are also difficult to obtain. Housing needs include permanent family housing as well as accommodations for migrant single men, such as dormitory-style housing, especially during peak labor activity in May through October.

A growing number of migrant workers do not leave California during the non-farm season, but instead stay in the area and perform non-farm work such as construction and odd jobs. Housing needs of this migrant but non-farmworker population are partially addressed by year-round housing units, but additional migrant units are needed.

Migrant and other seasonal farmworkers usually do not have a fixed physical address and work intermittently in various agricultural and non-agricultural occupations during a single year, with only casual employer-employee links. Many workers and/or their families live in rural, often remote areas and are reluctant to voice their housing needs and concerns to local government or housing authorities.

Farmworkers have the lowest family income and the highest poverty rate of any occupation surveyed by the Census Bureau and, therefore, cannot afford to pay for adequate housing. According to California Employment Development Department, the median wage for farmworkers was \$9.02/hour in 2014 or approximately \$18,750 per year for full-time work, which is considered extremely low-income. Many farmworkers are forced to pay market rate for their housing, since most farm owners do not provide housing for their workers, and many publicly-owned or managed housing complexes are restricted to families. Because market rate housing may be more than they can afford, many workers are forced to share a housing unit with several other workers, causing a severely overcrowded living situation. Migrant and seasonal farmworkers face a number of housing challenges, but primarily substandard housing conditions.

The nature of agricultural work also affects the specific housing needs of farmworkers. For instance, farmworkers employed on a year-round basis generally live with their families and need permanent affordable housing much like other lower-income households. Migrant farmworkers who follow seasonal harvests generally need temporary housing only for the workers themselves.

Determining the number of farmworkers in a region is difficult due to the variability of the definitions used by government agencies and other characteristics of the farming industry, such seasonal workers who migrate from place to place. The estimated number of farmworkers in Fresno County ranges from 37,966 (ACS, 2012) to 94,039 (UC Giannini Foundation of Agricultural Economics, 2012).

The USDA Census of Agriculture (2012) reported 2,897 farms with a total of 58,624 workers in Fresno County (Table 2-38). The majority of the farmworkers were seasonal, working fewer than 150 days per year.

Table 2-38 Farmworkers in Fresno County by Days Worked (2012)

150 Days or More (Year-Round)		
Total Farms	Farms	1,669
	Workers	17,751
Large Farms (10 or more workers per farm)	Farms	37
	Workers	1,389
Fewer than 150 Days (Seasonal)		
Total Farms	Farms	2,046
	Workers	40,873

Source: USDA Census of Agriculture, 2012.

Another source is the American Community Survey (ACS). The ACS is a national survey that uses a series of monthly samples to produce annual estimates for the same area surveyed. The 2008-2012 ACS (Table 2-39) provides information on agriculture, forestry, fishing and hunting, and mining employment by jurisdiction. Although not all of these workers are farmworkers, it can provide an estimate. This category makes up a significant percentage of employment in Firebaugh, Huron, Mendota, Orange Cove, Parlier, Reedley, and San Joaquin. Huron has the highest percentage at 67.6 percent. Given the seasonal and transient nature of the farmworker community, the American Community Survey data is likely an underestimate of the actual farmworker population.

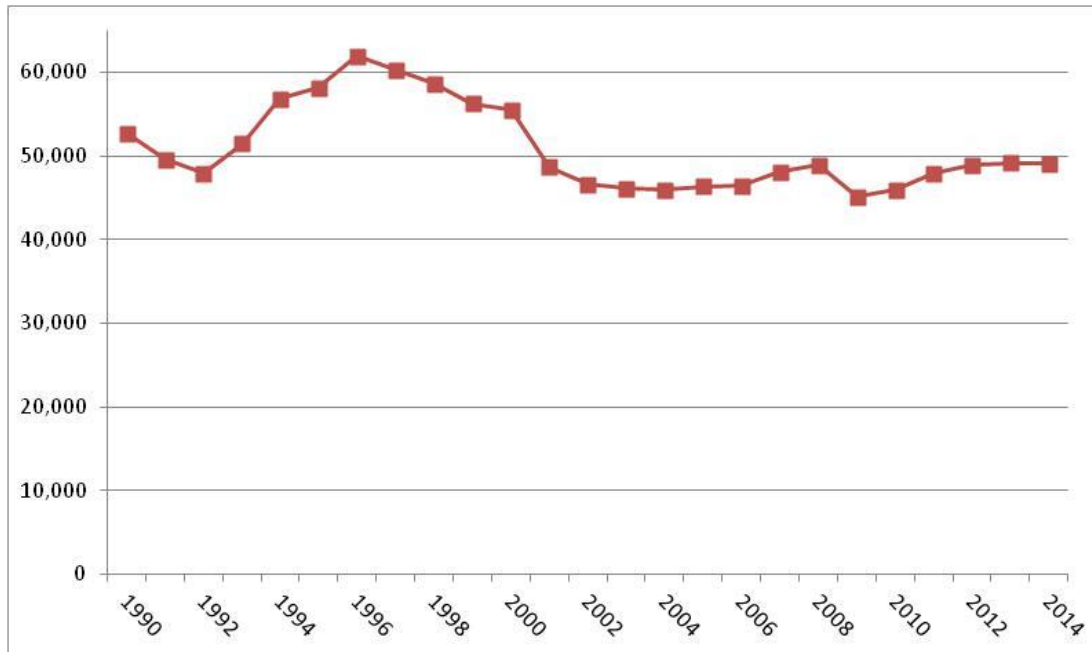
Table 2-39 Estimated Farmworkers According to American Community Survey (2012)

	Total Employment	Agriculture, forestry, fishing and hunting, and mining	
	Number	Number	Percent
Fresno County	364,567	37,966	10.4%
Clovis	42,024	643	1.5%
Coalinga	5,697	697	12.2%
Firebaugh	2,785	1,021	36.7%
Fowler	2,382	309	13.0%
Fresno	192,677	10,096	5.2%
Huron	1,957	1,323	67.6%
Kerman	5,358	993	18.5%
Kingsburg	4,992	426	8.5%
Mendota	3,591	2,285	63.6%
Orange Cove	2,920	1,068	36.6%
Parlier	5,368	1,600	29.8%
Reedley	9,548	2,509	26.3%
Sanger	9,817	1,660	16.9%
San Joaquin	1,085	691	63.7%
Selma	9,326	1,780	19.1%
Unincorporated County	65,040	10,865	16.7%

Source: Fresno Pre-Approved Data Package, American Communities Survey, DP-03, 2008-2012.

The California Employment Development Department (EDD) estimates the total farm labor employment in 2012 was 48,900 (annual average). Figure 7 below demonstrates the fluctuation in EDD estimates of hired farmworkers from 1990 to 2014. In 1990 the estimated annual average farm labor was 52,700 and peaked at 62,000 in 1996, and decreased to a low of 45,100 in 2008. EDD Industry Employment Data is based on the Current Employment Statistics (CES) survey. The CES survey is administered to a sample of California employers to gather information including monthly employment, hours, and earnings.

**FIGURE 7 FARM EMPLOYMENT
FRESNO COUNTY**



Source: CA Employment Development Department (EDD) Labor Market Information, 2015.

An additional source on farmworker data is a report released by the UC Giannini Foundation of Agriculture Economics conducted by UC Davis and EDD. The report estimates that 94,039 farmworkers were employed in Fresno County in 2012.

The Fresno Housing Authority manages 194 units of seasonal farmworker housing for migrant farmworkers. This includes 130 housing units in Parlier owned by the State of California, Office of Migrant Services and 64 units in Firebaugh. These units are open about six months of the year, from April through October, to serve agricultural workers during planting and harvesting seasons when most workers are needed.

The Housing Authority also owns, manages, and maintains three year-round housing complexes, exclusively for farm laborers, including 60 units in Mendota, 30 units in Orange Cove, and 40 units in Parlier. Both the seasonal and year-round units are restricted to legal U.S. residents who earn at least \$5,752.50 annually from agriculturally-related work. The cost of managing and maintaining the complexes is subsidized by the State of California, Office of Migrant Services, and the U.S. Department of Agriculture-Rural Development. In addition, some private farmworker housing units are available, such as Willow Family Apartments in Clovis, which has 30 units set aside for farmworkers.

SECTION 2: HOUSING NEEDS ASSESSMENT

A four-county pilot program established in 2000 known as Agricultural Industries Transportation Services (AITS) provided safe, reliable transportation to agricultural workers. This program has evolved into CalVans. Sponsored by California Vanpool Authority, CalVans supplies qualified drivers with late-model vans to drive themselves and others to work or school. The Agency pays for the gas, maintenance, repairs, and a \$10 million insurance policy. These agriculture vanpool programs serve a wide range of California counties, including Fresno County. It offers a cost-effective commute rate with passengers paying (on average) a little over \$2 per ride. Farmworkers travel distances ranging from a few miles to over 70 miles one-way to work. This program provides workers opportunities to live in one residence throughout the season regardless of where they are needed to work in the fields or packing plants. The program allows the county to determine where to best place farmworker housing based on land availability, zoning, services, and other criteria, rather than where farmworkers might be working most often.

Extremely Low-Income Households

Extremely low-income households are defined as those households with incomes under 30 percent of the county's median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, the disabled, and farmworkers. This group of households has specific housing needs that require greater government subsidies and assistance, housing with supportive services, single room occupancy (SRO) and/or shared housing, and/or rental subsidies or vouchers. This income group is likely to live in overcrowded and substandard housing conditions. In recent years rising rents, higher income and credit standards imposed by landlords, and insufficient government assistance has exacerbated the problem. Without adequate assistance this group has a high risk of homelessness.

For a family of four in Fresno County, a household making under \$18,750 in 2014 would be considered an extremely low-income household. The minimum wage in California is currently \$9.00, but will rise to \$10.00 by January 2016, well above the current Federal minimum wage of \$7.25 an hour. With a minimum wage of \$10.00, workers would receive an annual salary of \$20,000, which by today's income limits would be very low-income.

As shown in Table 2-40, an estimated 11.9 percent of households in Fresno County in 2011 were considered extremely low-income. Some jurisdictions have very high rates of extremely low-income households, including Huron (30.6 percent), Orange Cove (27.1 percent), Mendota (21.2 percent), and San Joaquin (20.2 percent). Clovis has the lowest percentage of extremely low-income households (6.5 percent). Typically, extremely low-income households are renters. Countywide, 79.7 percent of extremely low-income households rent, and only 20.3 percent own their homes.

Table 2-40 Extremely Low-Income Households by Tenure (2011)

Jurisdiction	Extremely low-income Owner Households		Extremely low-income Renter Households		Extremely Low-income as Percent of Total Households
	Number	Percent	Number	Percent	
Fresno County	6,930	20.3%	27,145	79.7%	11.9%
Clovis	715	34.0%	1,385	66.0%	6.5%
Coalinga	50	15.9%	265	84.1%	9.6%
Firebaugh	65	24.5%	200	75.5%	13.6%
Fowler	60	28.6%	150	71.4%	12.5%
Fresno	3,120	14.4%	18,515	85.6%	13.8%
Huron	35	7.4%	435	92.6%	30.6%
Kerman	80	27.6%	210	72.4%	8.5%
Kingsburg	135	30.0%	315	70.0%	12.8%
Mendota	140	25.7%	405	74.3%	21.2%
Orange Cove	160	27.4%	425	72.6%	27.1%
Parlier	105	20.8%	400	79.2%	15.2%
Reedley	180	28.3%	455	71.7%	10.0%
Sanger	215	31.6%	465	68.4%	10.4%
San Joaquin	25	13.9%	155	86.1%	20.2%
Selma	120	19.2%	505	80.8%	10.0%
Unincorporated County	1,725	37.6%	2,860	62.4%	8.7%

Source: Comprehensive Housing Affordability Strategy (CHAS), 2007-2011.

Not surprisingly, extremely low-income households face a higher incidence of housing problems. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30 percent. As shown in Table 2-41, extremely low-income households have a higher incidence of housing problems than total households, except in San Joaquin.

Table 2-41 Housing Problems for Extremely Low-Income Households (2011)

Jurisdiction	Income	Households	Household has 1 or more of 4 Housing Problems	Percent with 1 or more Housing Problems	Percent of Households Overpaying ¹
Fresno County	Extremely Low-Income	34,075	28,250	82.9%	87.0%
	Total	285,340	136,420	47.8%	49.6%
Clovis	Extremely Low-Income	2,100	1,695	80.7%	91.0%
	Total	32,540	13,785	42.4%	45.9%
Coalinga	Extremely Low-Income	315	200	63.5%	68.8%
	Total	3,290	1,345	40.9%	42.9%
Firebaugh	Extremely Low-Income	265	155	58.5%	79.0%
	Total	1,955	970	49.6%	53.8%
Fowler	Extremely Low-Income	210	180	85.7%	90.4%
	Total	1,675	750	44.8%	40.2%
Fresno	Extremely Low-Income	21,635	18,010	83.2%	88.2%
	Total	156,725	79,720	50.9%	53.2%
Huron	Extremely Low-Income	470	410	87.2%	81.8%
	Total	1,535	945	61.6%	61.3%
Kerman	Extremely Low-Income	290	290	100.0%	90.2%
	Total	3,425	1,755	51.2%	46.5%
Kingsburg	Extremely Low-Income	450	420	93.3%	85.1%
	Total	3,510	1,440	41.0%	39.2%
Mendota	Extremely Low-Income	545	445	81.7%	88.1%
	Total	2,575	1,620	62.9%	57.4%
Orange Cove	Extremely Low-Income	585	480	82.1%	86.8%
	Total	2,160	1,250	57.9%	51.9%
Parlier	Extremely Low-Income	505	400	79.2%	81.1%
	Total	3,315	1,945	58.7%	55.8%
Reedley	Extremely Low-Income	635	550	86.6%	86.2%
	Total	6,325	2,900	45.8%	45.9%
Sanger	Extremely Low-Income	680	85	12.5%	88.6%
	Total	6,540	550	8.4%	52.7%
San Joaquin	Extremely Low-Income	180	85	47.2%	54.6%
	Total	890	550	61.8%	55.5%

Jurisdiction	Income	Households	Household has 1 or more of 4 Housing Problems	Percent with 1 or more Housing Problems	Percent of Households Overpaying ¹
Selma	Extremely Low-Income	625	615	98.4%	87.1%
	Total	6,225	3,250	52.2%	50.3%
Unincorporated County	Extremely Low-Income	4,585	4,230	92.3%	83.3%
	Total	52,655	23,645	44.9%	40.8%

¹Includes both ownership and renter households. Overpaying is defined as households paying in excess of 30 percent of income towards housing cost.

Note: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30%.

Source: *Comprehensive Housing Affordability Strategy (CHAS), 2007-2011.*

INVENTORY OF AFFORDABLE RENTAL HOUSING AND AT-RISK STATUS

The expiration of housing subsidies may be the greatest near-term threat to California's affordable housing stock for low-income families and individuals. Rental housing financed 30 years ago with Federal low interest mortgages are now, or soon will be, eligible for termination of their subsidy programs. Owners may then choose to convert the apartments to market-rate housing. Also, HUD Section 8 rent supplements to specific rental developments may expire in the near future. In addition, State and local subsidies or use restrictions are usually of a limited duration.

State law requires that housing elements include an inventory of all publicly-assisted multifamily rental housing projects within the local jurisdiction that are at risk of conversion to uses other than low-income residential within 10 years from the Housing Element adoption deadline (i.e., by December 31, 2025).

In total, there are an estimated 4,612 assisted housing units in the participating jurisdictions in Fresno County. Of these 4,612 units, 444 are at-risk of converting to market rate within the next 10 years.

Appendix 2 includes an analysis of the at-risk units by jurisdiction.

Preservation Options for At-Risk Properties

State law requires that housing elements include a comparison of the costs to replace the at-risk units through new construction or to preserve the at-risk units. Preserving at-risk units can be accomplished by facilitating a transfer of ownership to a qualified affordable housing organization, purchasing the affordability covenants, and/or providing rental assistance to tenants.

Acquisition and Rehabilitation

One method of ensuring long-term affordability of low-income units is to transfer ownership to a qualified nonprofit or for-profit affordable housing organization. This transfer would make the project eligible for re-financing using affordable housing financing programs, such as low-income housing tax credits and tax-exempt mortgage revenue bonds. These financing programs would ensure affordability for at least 55 years. Generally, rehabilitation accompanies a transfer of ownership.

Actual acquisition costs depend on several variables such as condition, size, location, existing financing, and availability of financing (government and market). A recently acquired 81-unit affordable housing development in Coalinga (Tara Glenn) cost a total of \$9,495,277 to acquire and rehabilitate. The hard cost of the rehabilitation was an estimated \$35,000 per unit. This equals roughly \$117,225 per unit.

Based on this cost estimate, the total cost to acquire and rehabilitate all 444 at-risk units in the participating jurisdictions is roughly \$52 million.

Replacement (New Construction)

Another strategy is to replace the units by constructing new affordable units. This includes purchasing land and then constructing affordable units. This is generally the most expensive option. A recently built 81-unit multifamily development in Coalinga cost about \$13.8 million, or \$170,370 per unit.

At this cost per unit, it would cost an estimated \$76 million to replace all 444 at-risk units.

Rent Subsidy

Rent subsidies can also be used to preserve affordability of housing, although there are limited funding sources to subsidize rents. The amount of a rent subsidy would be equal to the difference between the HUD defined fair market rent (FMR) for a unit and the cost that would be affordable to a lower-income household based on HUD income limits. The exact amount is difficult to estimate because the rents are based on a tenant's income and, therefore, would depend on the size and income level of the household. Following are some general examples of expected subsidies:

An extremely low-income person can only afford up to \$304 per month and the fair-market rental rate in the county for a 1-bedroom unit is \$655 per month. The subsidy needed to preserve a unit at an affordable rent for extremely low-income households would be an estimated \$351 per month, or \$4,212 per year. For 30 years, the subsidy would be about \$126,360 for one household. Subsidizing all 44 units at an extremely low-income rent for 30 years would cost an estimated \$56 million.

A very low-income family of three can afford \$651 a month and the fair-market rent in the county for a 2-bedroom unit is \$827. The subsidy needed to preserve a unit at an affordable rent for very low-income households would be an estimated \$176 per month or \$2,112 per year. For 30 years, the subsidy would be about \$63,360 for one household. Subsidizing all 444 units at a very low-income rent for 30 years would cost an estimated \$46 million.

A lower-income family of four could afford up to \$869 per month, and the fair market rent for a three-bedroom unit is \$1,162. The subsidy needed to preserve a unit at an affordable rent for lower-income households would be an estimated \$293 per month, or \$3,516 per year. For 30 years, the subsidy would be about \$105,480 for one household. Subsidizing all 444 units at a low-income rent for 30 years would cost an estimated \$28 million.

Qualified Entities

California Government Code Section 65863.10 requires that owners of Federally-assisted properties provide notice of intent to convert their properties to market rate at one year prior to, and again at six months prior to the expiration of their contract, opt-outs, or prepayment. Owners must provide notices of intent to public agencies, including HCD, the local public housing authority, and to all impacted tenant households. The six-month notice must include specific information on the owner's plans, timetables, and reasons for termination.

SECTION 2: HOUSING NEEDS ASSESSMENT

Under Government Code Section 65863.11, owners of Federally-assisted projects must provide a Notice of Opportunity to Submit an Offer to Purchase to Qualified Entities, non-profit or for-profit organizations that agree to preserve the long-term affordability if they should acquire at-risk projects, at least one year before the sale or expiration of use restrictions. Qualified entities have first right of refusal for acquiring at-risk units. Qualified entities are non-profit or for-profit organizations with the legal and managerial capacity to acquire and manage at-risk properties that agree to maintain the long-term affordability of projects. Table 2-42 contains a list of qualified entities for Fresno County that could potentially acquire and manage properties if any were to be at risk of converting to market rate in the future.

Table 2-42 Qualified Entities (2014)

Organization	Phone Number
ACLC, Inc	(209) 466-6811
Affordable Homes	(805) 773-9628
Christian Church Homes of Northern California, Inc.	(510) 632-6714
Community Housing Developers, Inc.	(408) 279-7677
Fresno Co. Economic Opportunities Commission	(559) 485-3733
Fresno Housing Authority	(559) 443-8475
Housing Assistance Corp	(559) 445-8940
ROEM Development Corporation	(408) 984-5600
Self-Help Enterprises	(559) 651-1000
The East Los Angeles Community Union (TELACU)	(323) 721-1655

Source: California Department of Housing and Community Development, 2014.

OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT



REGIONAL HOUSING NEEDS ALLOCATION

State law (California Government Code Section 65584) requires that each city and county plan to accommodate its share of the region's housing construction needs, called the Regional Housing Needs Allocation (RHNA). The RHNA is intended to promote an increase in the housing supply and mix of housing types, infill development, socioeconomic equity, and efficient development patterns; protect environmental and agriculture resources; and improve jobs/housing relationships.

The California Department of Housing and Community Development (HCD) is responsible for projecting the housing needs for each of the state's regional governing bodies, or councils of governments. This demand represents the number of additional units needed to accommodate the anticipated growth in the number of households within each region. State law provides for councils of governments to prepare regional housing allocation plans that assign a share of a region's housing construction need to each city and county.

In Fresno County, the Fresno Council of Governments (Fresno COG) is the entity authorized under State law to develop a methodology to distribute the future housing needs to the jurisdictions within the region. The jurisdictions and Fresno COG collaborated to determine how the regional need would be distributed among the jurisdictions. On July 31, 2014, Fresno COG adopted its final Regional Housing Needs Allocation Plan for the January 1, 2013, through December 31, 2023, RHNA projection period. As required by State law, the Plan divides the allocation of projected housing demand into four income categories:

- very low-income – up to 50 percent of the median area income;
- low-income – 51 to 80 percent of the median area income;
- moderate-income – 81 to 120 percent of the median area income; and
- above moderate-income – more than 120 percent of the median area income.

Adjusting the allocation by income category allows for a balanced distribution of lower-income households between jurisdictions. Based on the requirements of AB 2634 (Statutes of 2006), each jurisdiction must also address the projected needs of extremely low-income households, defined as households earning less than 30 percent of the median income. The projected extremely low-income need can be assumed as 50 percent of total need for the very low-income households. Table 3-1 shows the Regional Housing Needs Allocation for all jurisdictions in Fresno County, adjusted to include the projected needs for extremely low-income households.

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State law also requires all jurisdictions in Fresno County, including the County of Fresno, to demonstrate that they have or will make available adequate sites with appropriate zoning and development standards to accommodate the RHNA. The following section discusses the assumptions for this analysis and Section 2 of Appendix 2 shows how each jurisdiction will meet this requirement through units built or under construction, planned or approved projects, and vacant and underutilized sites.

Table 3-1 2013-2023 Regional Housing Needs Allocation by Jurisdiction

Jurisdiction	Housing Units by Income Level					Total Housing Units
	Extremely Low	Very Low ¹	Low	Moderate	Above Moderate	
Clovis	1,160	1,161	1,145	1,018	1,844	6,328
Coalinga	75	75	115	123	201	589
Firebaugh	64	64	169	204	211	712
Fowler	61	62	83	75	243	524
Fresno	2,833	2,833	3,289	3,571	11,039	23,565
Huron	43	44	107	106	124	424
Kerman	119	119	211	202	258	909
Kingsburg	56	57	70	60	131	374
Mendota	40	40	56	77	341	554
Orange Cove	55	56	86	105	367	669
Parlier	55	55	82	77	319	588
Reedley	196	197	204	161	553	1,311
San Joaquin	51	52	36	35	204	378
Sanger	156	156	175	163	568	1,218
Selma	70	70	115	69	281	605
Unincorporated County	230	230	527	589	1,146	2,722
Total County	5,264	5,271	6,470	6,635	17,830	41,470

¹Adjusted to include extremely low-income units

Source: Fresno COG Regional Housing Needs Allocation Plan, July 31, 2014.

AB 1233 RHNA “CARRY OVER” ANALYSIS

Assembly Bill (AB) 1233, passed in 2005, amended State Housing Element law (Government Code Section 65584.09) to promote the effective and timely implementation of local housing elements. This bill applies to jurisdictions that included programs in their previous housing elements to rezone sites as a means of meeting their previous RHNA, as well as jurisdictions who failed to adopt a State-certified housing element in the previous housing element cycle. Key provisions of Government Code Section 65584.09 state that where a local government failed to identify or make adequate sites available in the prior planning period, the jurisdiction must zone or rezone adequate sites to address the unaccommodated housing need within the first year of the new planning period. In addition to demonstrating adequate sites for the new planning period, the updated housing element must identify the unaccommodated housing need from the previous planning period.

Some of the jurisdictions in Fresno County that did not adopt housing elements for the previous planning period or adopted a housing element and had a rezone program are affected by AB 1233. These jurisdictions must identify their unaccommodated housing need from the January 1, 2006, through June 30, 2013 RHNA projection period. Section 2 of Appendix 2 contains the RHNA Carryover analysis for these jurisdictions.

The methodology used to calculate the unaccommodated need starts with the 2006-2013 RHNA and subtracts:

- The number of units approved or constructed (by income category) since the beginning of the previous RHNA projection period start date (i.e., January 1, 2006);
- The number of units that could be accommodated on any appropriately zoned sites available during the previous RHNA projection period;
- The number of units accommodated on sites that have been rezoned for residential development pursuant to the site identification programs in the element adopted for the previous planning period (if applicable); and
- The number of units accommodated on sites rezoned for residential development independent of the sites rezoned in conjunction with the element’s site identification programs as described above.

If this analysis reveals an unaccommodated need (in any income category) from the 2006-2013 RHNA, the jurisdiction must adopt a program to rezone sites within the first year of the new planning period to meet the housing need pursuant to Government Code 65584.09 and 65583(c)(1).

AVAILABILITY OF LAND AND SERVICES

The State law governing the preparation of housing elements emphasizes the importance of an adequate land supply by requiring that each housing element contain “an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites” (Government Code Section 65583(a)(3)).

Units Built or Under Construction and Planned or Approved Projects

Since the RHNA projection period starts on January 1, 2013, the number of units built since that date or under construction, planned, or approved after that date can be counted toward meeting a jurisdiction’s RHNA. Section 2 of Appendix 2 includes a table for each jurisdiction of all units built since January 1, 2013 or under construction as of December 2014. Section 2 of Appendix 2 also includes an inventory for each jurisdiction of all residential projects that are planned or approved and scheduled to be built by the end of the current RHNA projection period (December 31, 2023). For each of these projects, there is a table showing the name of the development, number of units by income category, the description of affordable units, and the current status of the project.

Table 3-2 compares the units built, under construction, or approved within the participating jurisdictions to the 2013-2023 RHNA. In total 2,764 units have been built or are under construction within the participating jurisdictions and there are 4,225 approved units that are expected to be built within the RHNA projection period. This leaves a remaining need for 9,535 units to be accommodated on vacant or underutilized land within the participating jurisdictions. The specific number of units to be accommodated by vacant and underutilized sites in each jurisdiction is addressed in Appendix 2.

Table 3-2 Units Built, Under Construction, or Approved Within 2013-2023 RHNA Period

	Extremely Low and Very Low	Low	Moderate	Above Moderate	Total
2013-2023 RHNA for Participating Jurisdictions	4,630	2,926	2,755	6,213	16,524
Units Built or Under Construction	120	155	67	2,421	2,764
Units in Approved Projects	147	480	535	3,061	4,225
Remaining RHNA	4,363	2,291	2,153	731	9,535

Vacant and Underutilized Land Inventory

The residential land inventory is required “to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction’s share of the regional housing need for all income levels” (Government Code Section 65583.2(a)). The phrase “land suitable for residential development” includes vacant and underutilized sites zoned for residential use as well as vacant and underutilized sites zoned for nonresidential use that allow residential development. All parcels (or portions of parcels) in the vacant and underutilized sites inventory were reviewed by local staff and the Consultants to confirm vacancy status, ownership, adequacy of public utilities and services, possible environmental constraints (e.g., flood zones and steep slopes), and other possible constraints to development feasibility.

Affordability and Density

To identify sites that can accommodate a local government’s share of the RHNA for lower-income households, housing elements must include an analysis that demonstrates the appropriate density to encourage and facilitate the development of housing for lower-income households. The statute (Government Code Section 65583.2(c)(3)) provides two options for demonstrating appropriate densities:

- Provide a detailed market-based analysis demonstrating how the adopted densities accommodate this need. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower-income households.
- Use the “default density standards” that are “deemed appropriate” in State law to accommodate housing for lower-income households given the type of the jurisdiction. With the exception of the City of Fresno, all jurisdictions in Fresno County are considered “suburban jurisdictions” with a default density standard of 20 units per acre. HCD is required to accept sites that allow for zoning at this density as appropriate for accommodating a jurisdiction’s share of the regional housing need for lower-income households.

Density is a critical factor in the development of affordable housing. In theory, maintaining low densities typically increases the cost of land per unit and increases the amount of subsidy needed to ensure affordability while higher density development can lower per-unit land cost and facilitate construction in an economy scale.

The majority of jurisdictions in the Multi-Jurisdictional Housing Element have land use policies and zoning provisions that allow for residential development up to or exceeding 20 units per acre. However, development trends in the region have demonstrated that the default density of 20 units per acre is not necessary to support affordable housing construction, particularly within smaller cities and in the unincorporated areas of the County. In some cities, such as Selma, Parlier, and Reedley, some single family developments are affordable. Specifically, Valley View Village in Selma offers affordable rental housing for lower-income households and Parlier offers affordable ownership housing for lower income first-time homebuyers in two single-family tracts.

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

To demonstrate that a density of 15 units per acre can encourage the development of housing affordable to lower income households, a three part analysis was prepared based on market demand, financial feasibility, and project experience within the zone(s).

Market Demand

Market rents for apartments are near the upper range of affordable costs for lower income households. One-bedroom rents generally range from \$600 to \$800 with an average rent of \$700, near the upper income range for a lower income household. Also, a two-bedroom average rent is \$829, near the range for a lower income household. While the built densities and age or amenities of apartments for these figures are unknown, market rents, without financial subsidies, are not disproportionate with lower income affordability ranges; indicating that densities around 15 units per acre can facilitate affordability for lower income households.

Table 3-3 Affordable Rent to Market Rent Comparison

Bedroom Type	Affordability for Lower Income Household	Market Rent Range	Market Average Rent
1-Bedroom	\$606	\$600-\$800	\$700
2-Bedroom	\$719	\$695-\$1,100	\$829
3-Bedroom	\$759	\$650-\$2,000	\$1,157

Land prices in Fresno County generally are much less expensive than other parts of California such as the coastal region. Based on a sampling of residential land sales in 2015, per acre prices were found to generally range between \$160,000 and \$240,000 per acre (see Table 4-3). Based on information provided by multifamily developers, recent land prices were consistent with this range.

Financial Feasibility

Given the availability and affordability of land in the Fresno County region, densities of 15 units per acre encourage the development of housing affordable to lower income households. This assumption is further supported by conversations with non-profit developers. Based on conversations with several developers of housing affordable to lower income households, the availability of land, sizeable parcels (e.g. an acre or more) and subsequent economies of scale and construction costs for garden style apartments are contributing factors to the cost effectiveness of 15 units per acre.

This cost effectiveness of 15 units per acre, in simple terms can be expressed in terms of land costs per unit at various densities. For example, the following table uses a land price of \$240,000 per acre. Based on a typical total development cost of approximately \$230,000 per unit, the table shows a less than significant difference between lower densities (e.g., 15 units per acre) and higher densities such as 20 units per acre. Specifically, land costs per unit at 20 units per acre are \$12,000 per unit and represent 5.2 percent of total development. Similarly at 15 units per acre, land costs are estimated at \$16,000 per unit, which represents about 7 percent of total development costs. Given land costs at 15 units per acre are similar to 20 units per acre and 20 units per acre is deemed appropriate to accommodate housing for lower income households (Government Code Section 65583.2(c), a density of 15 units per acre is also appropriate for housing affordable to lower income households.

Table 3-4 Costs per Unit

Units per Acre	Land Costs per Unit	Percent of Total Development Costs
15 units per acre	\$16,000	7.0%
18 units per acre	\$13,300	5.8%
20 units per acre	\$12,000	5.2%

Assumptions: Average land price of \$240,000 per acre and total development costs of \$230,000 per unit.

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

Information based on Project Experience

Several affordable housing developers were contacted to provide input on their experience in Fresno County. Both Self-Help Housing and Habitat for Humanity focus on single-family products that are low density developments. The Fresno County Housing Authority, which funds and develops affordable housing throughout the County, was also contacted. According to the Housing Authority, typically the decision regarding the location of a specific affordable housing development is based primarily on where properties are available for sale. The Housing Authority does not specifically seek sites that are zoned for high density residential. In fact, higher density development often results in higher development costs due to the price of land and the construction type. Most affordable housing projects funded or developed by the Housing Authority are within the range of 12 to 18 units per acre. Occasionally, higher density affordable housing projects are built, more as a response to the preference of specific funding programs, than as a result warranted by financial feasibility.

As part of the Housing Element update, 71 affordable housing projects throughout the region were reviewed. Of the 71 projects, 45 projects (63 percent) were developed at a density of 15 units per acre or less. Overall, the average density of development among these 71 projects was 15.6 units per acre with a median density of 13.8 units per acre. When five “outlier” projects with densities over 30 units per acre were excluded from the analysis, the average density was only 14.1 units per acre for the remaining projects, with a median density of 13.1 units per acre. Table 3-7 provides a listing of affordable projects, along with the density and number of units for each project.

Based on this analysis, jurisdictions in this Housing Element have the option to use a density threshold of 15 units per acre for compiling the inventory of sites feasible for facilitating lower income housing.

Residential Development in Non-Residential Zones

Several of the participating jurisdictions include sites in the sites inventories that are zoned non-residential but allow residential uses. These jurisdictions have adopted general plans and zoning ordinances that allow for the flexibility to develop residential and mixed-use projects in these zones. While there are not a lot of recent examples of mixed-use and multifamily housing development to demonstrate project feasibility, many jurisdictions are seeing increased interest from developers.

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In Kingsburg, the Housing Authority built a 46-unit affordable senior housing project with 2,400 square feet of commercial in the Central Commercial zone district. The project has a density of over 30 units per acre. In Reedley, Trailside Terrace, a 55-unit affordable multifamily project with 3,000 square feet of commercial space, has been approved on a 1.76-acre parcel in the Commercial Service zone district. The project has a density of over 31 units per acre. Both of these projects were built at more than the maximum allowed densities. In Fowler, developers have inquired about building residential as part of a mixed-use two-story pharmacy building in the downtown form based code area. There have also been discussions of a senior housing component on the 16-acre Adventist Health Campus, which is zoned C-2, as well as discussions about a residential mixed-use project on a 15.6 acre parcel zoned C-2. When residential is included as part of mixed-use projects, it is typically the predominant use and the residential portion is able to achieve (or exceed with a density bonus) the maximum residential densities.

There is generally an abundant supply of commercial land in the participating communities, as well as a growing interest in revitalizing downtown areas by encouraging mixed-use and directing residential development to commercial areas. Several jurisdictions have recently adopted general plans that have expanded mixed-use designations. Other jurisdictions (Fowler and Kingsburg) have recently adopted form based codes. That offer flexible development standards and incentives for including residential uses as part of mixed-use projects.

Commercial land generally costs more than residential land; however, in the Fresno County region commercial land costs are generally low and still do not constitute a substantial portion of total development costs for residential use. Based on a survey of land for sale on loopnet.com in the participating jurisdictions, the average listing price per acre of commercial land was \$335,000. Using the same analysis above, based on the average listing price of \$335,000, land costs per unit in commercial zones only constitute between 7.28 and 9.71 percent of total development costs, depending on the density.

Table 3-5 Non-Residential Land Costs per Unit

Units per Acre	Land Costs per Unit	Percent of Total Development Costs
15 units per acre	\$22,333	9.71%
18 units per acre	\$18,611	8.09%
20 units per acre	\$16,750	7.28%

Assumptions: Average land price of \$335,000 per acre and total development costs of \$230,000 per unit.

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Also, there has not been significant commercial development in the nonresidential areas included in the sites inventory in recent years. Development of individual commercial properties can be costly and often cannot offer updated configurations and features. Furthermore, the sites inventory, for most participating jurisdictions, includes only vacant sites. However, many existing commercial properties were developed decades ago and can no longer accommodate modern uses. Consolidation of individual commercial properties (vacant and underutilized) and introduction of a residential component can enhance the financial feasibility of a commercial development, especially retail uses that require a stable clientele. When underutilized properties are considered, the capacity for additional residential units can easily be doubled.

Estimating Development Potential

While the maximum allowed residential density was used to determine the inventoried income categories, realistic unit densities were used as the inventoried density. The inventoried density, which is used to calculate how many units each site can count towards the RHNA, reflects the typically built densities in each land use designation. Maximum allowable densities may not always be achievable in many jurisdictions due to various factors including environmental constraints and lack of infrastructure. The inventoried densities reflect these constraints. Assumptions for inventoried densities are described for each jurisdiction in Appendix 2.

Summary of Capacity to Accommodate the RHNA

Table 3-6 summarizes the total RHNA for all participating jurisdictions compared to the capacity on vacant and underutilized sites of participating jurisdictions. At the regional level, the participating jurisdictions have a surplus for all income categories. The statistics provided below do not account for units built or under construction, planned or approved projects, or Fifth Cycle rezone/prezone programs.

Table 3-6 Units Built, Under Construction, or Approved Within 2013-2023 RHNA Period

	Extremely Low and Very Low¹	Low	Moderate	Above Moderate	Total
2013-2023 RHNA for Participating Jurisdictions	4,630	2,926	2,755	6,213	16,524
Vacant and Underutilized Capacity		12,573	8,480	12,299	33,352
Surplus		5,017	5,725	6,086	16,828

Table 3-7 Average Densities for Existing Affordable Developments

Jurisdiction	Name	Address	Gross Acres	Gross Density	# of Units	# of Affordable Units	Status
Clovis	Cottonwood Grove	732 N. Clovis Ave	11.63	12.9	150	30	Occupied
	Coventry Cove	190 N. Coventry	12.14	11.5	140	28	Occupied
	Hotchkiss Terrace	51 Barstow Ave	2.35	31.5	74	74	Occupied
	Roseview Terrace	101 Barstow Ave	2.00	29.5	59	59	Occupied
	Sierra Ridge	100 Fowler Ave	12.57	14.3	180	37	Occupied
	Silver Ridge	88 N. Dewitt Ave	10.72	9.3	100	100	Occupied
	The Willows	865 W. Gettysburg	5.20	14.8	77	77	Occupied
	Lexington	1300 Minnewawa	6.58	19.8	130	130	Occupied
Coalinga	Warthan Place Apartments		5.22	15.5	81	68	Approved
	Coalinga Senior Housing Project		1.28	31.2	40	39	Approved
	Pleasant Valley Pines	141 S 3rd St Apt 127	3.40	15.3	52	44	Occupied
	West Hills	500 Pacific St	4.05	16.0	65	65	Occupied
	Westwood I	301 W Polk St	5.12	19.9	102	88	Occupied
	Tara Glenn Apartments	550 E. Glenn Avenue	6.36	12.6	80	79	Occupied
	Ridgeview Apartment	400 W. Forest Ave.	4.79	8.8	42	8	Occupied
Sanger	Sanger Crossing		4.40	18.4	81	80	Approved
	Elderberry at Bethel	2505 Fifth Street	5.86	12.6	74	73	Occupied
	Unity Estates Apartments	1410 J Street	7.18	12.3	88	84	Occupied
Kerman	Kerman Sunset Apartments	430 S. Sixth Street	1.14	31.6	36	35	Occupied
	Vintage Apartments	14380 West California	7.99	12.5	100	100	Occupied
	Kearney Palms Senior Apartments	14608 W. Kearney Street	6.08	13.3	81	80	Occupied
	Kearney Palms, Phase II	14606 W. Kearney Blvd.	1.09	18.3	20	20	Occupied
	Kerman Garden Apts.	166 S. Madera Ave	7.10	13.1	93	89	Occupied
	Kerman Acre Apartments (Granada Commons)	14570 W California Ave	1.01	14.9	15	15	Occupied

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

Jurisdiction	Name	Address	Gross Acres	Gross Density	# of Units	# of Affordable Units	Status
	Kearney Palms Senior Apartments, Phase III	14644 W. Kearney Blvd	2.10	21.0	44	43	Occupied
	Hacienda Heights	15880 W. Gateway	5.44	12.7	69	68	Occupied
Parlier	Parlier Plaza Apartments/Garden Valley Homes II	640 Zediker Ave	3.04	29.0	88	86	Occupied
	Parlier Garden Apartments	1105 Tulare Street	3.74	11.0	41	41	Occupied
	Salandini Villa Apartments	13785 East Manning Ave	8.55	17.3	148	146	Occupied
	Parlier Family Apartment	13600 E Parlier Ave	3.54	17.5	62	61	Occupied
	Tuolumne Village Apartments	13850 Tuolumne St	5.78	18.3	106	104	Occupied
	Bella Vista Apartments	8500 Bella Vista Ave	2.34	20.1	47	46	Occupied
	Avila Apartments	805 Avila St, Parlier, CA 93646	3.88	8.8	34	33	Occupied
	Avila Apartments II	Under construction	2.30	10.4	24	23	Approved
	Orchard Farm Labor Housing	295 S Newmark Ave	2.41	16.6	40	40	Occupied
	Parlier Plaza Apartments/Garden Valley Homes II	640 Zediker Ave	3.04	29.0	88	86	Occupied
	Parlier Garden Apartments	1105 Tulare Street	3.74	11.0	41	41	Occupied
	Salandini Villa Apartments	13785 East Manning Ave	8.55	17.3	148	146	Occupied
	Parlier Family Apartment	13600 E Parlier Ave	3.54	17.5	62	61	Occupied
	Tuolumne Village Apartments	13850 Tuolumne St	5.78	18.3	106	104	Occupied
	Bella Vista Apartments	8500 Bella Vista Ave	2.34	20.1	47	46	Occupied
	Avila Apartments	805 Avila St, Parlier, CA 93646	3.88	8.8	34	33	Occupied
	Avila Apartments II	Under construction	2.30	10.4	24	23	Approved
	Orchard Farm Labor Housing	295 S Newmark Ave	2.41	16.6	40	40	Occupied
	Reedley	Kings River Commons	2020 E. Dinuba Avenue	4.19	14.3	60	60

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

Jurisdiction	Name	Address	Gross Acres	Gross Density	# of Units	# of Affordable Units	Status
	Kings River Village		37.98	9.0	341	80	Approved
	Trailside Terrace		2.00	27.6	55	55	Approved
	Mountain View Apartments	128 S. Haney Avenue	4.41	8.6	38	38	Occupied
	Springfield Manor Apartments	1463 E. Springfield Avenue	4.26	9.4	40	40	Occupied
	Riverland Apartments	990 East Springfield Avenue	5.03	15.1	76	76	Occupied
	Reedley Elderly	172 South East	0.95	24.2	23	23	Occupied
Mendota	Mendota Village Apartments	1100 Second Street	3.09	14.2	44	44	Occupied
	The Village at Mendota	647 Perez Avenue	6.22	13.0	81	80	Occupied
	Casa de Rosa Apartments	654 Lozano Street	7.95	10.2	81	80	Occupied
	La Amistad at Mendota	300 Rios Street	5.40	15.0	81	80	Occupied
	Lozano Vista Family Apartments	800 Garcia Street	5.85	13.8	81	80	Occupied
	Mendota Gardens Apartments	202 I Street	5.76	10.4	60	59	Occupied
	Mendota Portfolio (Site A)	570 Derrick Avenue	2.57	31.5	81	79	Occupied
Huron	Tierra Del Vista Apartments	16530 Palmer Avenue	6.98	7.7	54	54	Occupied
	Silver Birch Apts.	16800 Fifth Street	3.26	10.7	35	34	Occupied
	Porvenir Estates	36850 Lassen Avenue	2.71	14.8	40	39	Occupied
	Porvenir Estates II	16901 Tornado Ave	2.90	13.8	40	39	Occupied
	Palmer Heights Apartments	35820 South Lassen Avenue	5.65	10.8	61	60	Occupied
	Alicante Apartments	36400 Giffen Drive	6.74	12.0	81	80	Occupied
	Huron Plaza	16525 South 11th Street	4.87	13.1	64	63	Occupied
	Huron Portfolio	16201 Palmer Avenue	7.15	10.6	76	74	Occupied
Fresno County	Conquistador Villa Apartments	16201 Palmer Ave	4.24	9.0	38	20	Occupied
	Biola Village	4955 North 7th Ave.	4.84	9.1	44	44	Occupied
	Villa Del Rey	5622 South Oak Lane Ave.	5.27	9.1	48	48	Occupied
Selma	Valley View Village	Single-family homes	8.50	8.0	68	68	Occupied

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Jurisdiction	Name	Address	Gross Acres	Gross Density	# of Units	# of Affordable Units	Status
Kingsburg	Marion Apartments	1600 Marion Street	1.38	33.3	46	45	Approved
Average Density				15.6			
Median Density				13.8			

Source: All participating jurisdictions (2015)

ADEQUACY OF PUBLIC FACILITIES

One major constraint to new housing development is the availability and adequacy of infrastructure, including water and wastewater infrastructure. The unincorporated areas of the county are particularly constrained by a lack of infrastructure. The County of Fresno generally does not provide water and sewer in existing unincorporated communities. These services are provided by independent community services districts. Most of the existing community services districts do not have excess capacity and would require significant expansion to accommodate any additional growth. For this reason, most new growth is directed to urban areas where infrastructure systems are more developed.

However, many of the cities also face infrastructure constraints. Water and sewer infrastructure needs to be extended into new growth areas before development can occur, and existing infrastructure systems will require upgrades. Jurisdictions rely on development impact fees to cover the cost of infrastructure improvements as they grow. These costs are added to the cost of new housing units, impacting affordability.

Water supply is one of the most critical issues for Fresno County. Jurisdictions in the county rely on a combination of ground water and surface water. While projects in the county are served by independent wells or community facilities districts, cities typically have independent water sources either from a third party or a municipally-operated system. During drought years or other mandated reductions for environmental purposes, total water supply can fluctuate from year to year. In rural areas, ground water levels are dropping causing domestic wells to dry up.

Jurisdictions in Fresno County have and will continue to pursue grant funding to improve infrastructure availability and reliability. Furthermore, the jurisdictions may adopt, or work with local water providers to adopt, policies to grant priority for water and sewer service to proposed developments that include housing units affordable to lower-income households.

FINANCIAL AND ADMINISTRATIVE RESOURCES

Funding Programs for Affordable Housing

As the need in California for affordable homes has become more acute, the State has reduced its direct funding for affordable housing dramatically. State Housing Bonds funded by Propositions 1C and 46 are exhausted, meaning the elimination of tens of millions of dollars in investment to provide homes to low- and moderate-income households in Fresno County. The elimination of Redevelopment funds led to a loss of more than \$9.8 million annually in local investment in the production and preservation of affordable homes in Fresno County.

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

Exacerbating the State cuts is the simultaneous disinvestment in affordable housing by the Federal government. Cuts to HOME Investment Partnership Program (HOME) funds and Community Development Block Grants (CDBG) have resulted in the loss of another \$3.8 million in annual funding. Table 3-8 highlights the loss of State and Federal funding for affordable homes in the participating jurisdictions in Fresno County since 2008. There has been a 64 percent decrease in State and Federal funding for affordable housing in the participating jurisdictions in Fresno County between 2008 and 2013.

Table 3-8 Changes to Major Affordable Housing Funding Sources in Fresno County

Funding Sources	FY 2007-2008	FY 2012-2013	Percent Change
State Housing Bonds Prop. 46 and Prop. 1C*	\$329,950	\$0	-100%
Federal CDBG Funds	\$4,075,741	\$2,993,766	-27%
Federal HOME Funds	\$1,578,630	\$838,680	-47%
Total	\$5,984,321	\$2,155,086	-64%

Source: Fresno County, 2015

While funding for affordable housing has been significantly reduced, there are still several Federal, State, and local funding programs that can be used to assist with rehabilitation, new construction, infrastructure, mortgage assistance, and special needs housing. These possible funding sources include, but are not limited to, the following programs:

- **Drought Housing Rental Subsidies Program (SB104).** This program aims to provide rental subsidies “to persons rendered homeless or at risk of becoming homeless due to unemployment, underemployment, or other economic hardship or losses resulting from the drought.” In June 2014, HCD asked qualified local government agencies and nonprofit organizations to submit a Statement of Qualifications to administer \$10 million of State rental assistance funds.
- **Affordable Housing Program.** Provides, through a competitive application process, grants or subsidized interest rates on advances to member banks to finance affordable housing initiatives.
- **Affordable Housing and Sustainable Communities (AHSC) Program.** Administered by the California Strategic Growth Council, and implemented by the Department of Housing and Community Development, the AHSC Program funds land-use, housing, transportation, and land preservation projects to support infill and compact development that reduce greenhouse gas ("GHG") emissions.
- **Mortgage Credit Certificate (MCC).** The MCC Tax Credit is a federal credit which can reduce potential federal income tax liability, creating additional net spendable income which borrowers may use toward their monthly mortgage payment. This MCC Tax Credit program may enable first-time homebuyers to convert a portion of their annual mortgage interest into a direct dollar for dollar tax credit on their U.S. individual income tax returns.

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

- **CalPLUS Conventional Loan Program.** This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalPLUS Conventional loan is fixed throughout the 30-year term. The CalPLUS Conventional loan is combined with a CalHFA Zero Interest Program (ZIP), which is a deferred-payment junior loan of three percent of the first mortgage loan amount, for down payment assistance.
- **CalHFA Conventional Program.** This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalHFA Conventional is fixed throughout the 30-year term.
- **Cal HOME Program.** Provides mortgage assistance loans to low- and very low-income households.
- **California Self-Help Housing Program.** Provides assistance to low- and moderate-income households to construct and rehabilitate their homes using their own labor.
- **Community Development Block Grant Program.** Provides funds for many housing activities including acquisition, relocation, demolition and clearance activities, rehabilitation, utility connection, and refinancing.
- **Emergency Solutions Grants Program.** Provides grants to supportive social services that provide services to eligible recipients.
- **Home Investment Partnerships Program.** Provides funds for housing-related programs and new construction activities. Also provides funds for Community Housing Development Organizations for predevelopment or new construction activities.
- **Housing Choice (Section 8) Voucher Program.** Provides local housing authorities with Federal funds from HUD. Families use the voucher by paying the difference between the rent charged and the amount subsidized by the program. To cover the cost of the program, HUD provides funds to allow Public Housing Authorities (PHAs) to make housing assistance payments on behalf of the families. HUD also pays the PHA a fee for the costs of administering the program. When additional funds become available to assist new families, HUD invites PHAs to submit applications for funds for additional housing vouchers. Applications are then reviewed and funds awarded to the selected PHAs on a competitive basis. HUD monitors PHA administration of the program to ensure program rules are properly followed.
- **Housing Related Parks Program (HRP).** Provides grant funding for the creation of new park and recreation facilities or improvement of existing park and recreation facilities as a financial incentive for constructing new affordable housing units.
- **Low Income Housing Tax Credit Program.** Provides 4 percent or 9 percent Federal tax credit to owners of low-income rental housing projects. The Low-Income Housing Tax Credit (LIHTC) is the federal government's primary program for encouraging the investment of private equity in the development of affordable rental housing for low-income households.

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

- **Veteran Housing and Homeless Prevention Program (VHHP).** Veteran’s Bond Act of 2008 authorized \$900 million in general obligation bonds to help veterans purchase single family homes, farms, and mobile homes through the CalVet Home Loan Program. HCD, CalHFA, and CalVet are collaborating in developing and administering this program.
- **National Housing Trust Fund.** Starting in 2016, the Federal government will issue an estimated \$30 million to the California Department of Housing and Community Development to administer the National Housing Trust Fund. The program will provide communities with funds to build, preserve, and rehabilitate affordable rental housing for extremely low- and very low-income households.

Local Housing Programs

The majority of local housing programs are funded by two major sources: CDBG and HOME funds.

The County of Fresno receives CDBG funding of approximately \$3,000,000 annually. The funds are divided among the County and the six partner cities (Kerman, Kingsburg, Mendota, Reedley, Sanger, and Selma) through a Joint Powers Agreement. The funds can be used for the replacement of substandard housing, rehabilitation of lower income owner-occupied and rental-occupied housing units, and other programs that assist households with incomes at or below 80 percent of median income.

The County of Fresno also receives a HOME allocation of less than \$1,000,000 annually. These funds may be used for rehabilitation, acquisition, and/or new construction of affordable housing, including down payment assistance. The County works with the partner cities as well as with non-profit groups that request HOME funds for particular projects to be completed within one of the partner cities or an unincorporated area. In addition to assisting the partner cities and non-profit organizations, individuals who reside in one of these cities and the unincorporated areas can request HOME funds for rehabilitation, reconstruction, or a down payment to purchase a home.

County Housing Programs

The County of Fresno is an entitlement jurisdiction and receives CDBG and HOME funds from the Federal government. The County operates the following programs on behalf of Kerman, Kingsburg, Mendota, Reedley, Sanger, Selma, and the Unincorporated County.

First Time Homebuyer Assistance Program (HAP)

The First Time Homebuyer Assistance Program (HAP) offers no-interest loans of up to 20 percent of a home's sale price to income-qualifying first-time home buyers. The buyer must contribute at least 1.5 percent of the sale price and must purchase the house as their primary residence.

Housing Assistance Rehabilitation Program (HARP)

This program provides no-interest loans to income-qualifying households for moderate to substantial home reconstruction/rehabilitation projects. Code deficiencies, as well as owner-requested non-luxury improvements, are addressed. HARP loans are funded by various federal and state agencies and are specifically designed to assist low-income families make such improvements.

Rental Rehabilitation Program (RRP)

This program offers zero-interest loans to repair rentals in unincorporated areas and participating cities. Loans cover the entire cost of rehabilitation and are repaid over 20 years. The project must also meet the following guidelines:

- The project must have a positive monthly cash flow, including the County RRP loan;
- Code deficiencies must be corrected; and
- Tenants must have incomes at 60 percent of median if the project is located in a participating city or 80 percent if located in an unincorporated area.

Other City Housing Programs

With the exception of Fresno County, Clovis, and Fresno, jurisdictions can apply to the State for CDBG and HOME funds. Most cities use these funds for housing rehabilitation and first-time homebuyer programs.

The City of Clovis provides loans of up to \$40,000 to low-income homeowners to complete health and safety repairs on owner-occupied single family homes. Clovis also provides grants up to \$2,000 to low-income seniors (60 years and older) who own and occupy a mobile home in one of the mobile home parks in Clovis to address visible health and safety problems. The grant can be used for weatherization or roof, heating, plumbing, electrical, and structural repairs. Clovis also provides low-interest, deferred, 30-year loans to low-income first-time homebuyers to help subsidize the cost of purchasing homes.

The City of Coalinga recently received HOME and CDBG funds to reinstate the City's Down Payment Assistance Program and Housing Rehabilitation Programs, which had been operated by the Redevelopment Agency. The programs are administered by Self-Help Enterprises.

San Joaquin and Parlier also use CDBG funds for housing rehabilitation programs.

Administrative Capacity

Beyond local city and county staff that administer housing programs, there are a number of agencies and organizations that are also important in the overall delivery system of housing services in the region, including new construction, acquisition and rehabilitation, and preservation of affordable housing.

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

Fresno Housing Authority

The Fresno Housing Authority provides affordable housing to over 50,000 residents throughout Fresno County either through Housing Choice Vouchers (HCV) or in Housing Authority-owned complexes. Specifically, the HCV program is assisting 12,000 households. As of October 2015, there are 42,587 residents outside the City of Fresno on the waitlist for Housing Choice Vouchers. Applicants are randomly selected through a lottery system.

Table 3-9 shows the subsidized rental units owned and/or managed by the Fresno Housing Authority throughout the county.

Table 3-9 Fresno Housing Authority Properties

Community/ Apartment Complex	Location	Number of Units
<i>Biola</i>		
Biola Apartments	4955 North 7th Avenue	12
<i>Del Rey</i>		
Del Rey Apartments	5662 South Oak Lane Avenue	30
<i>Firebaugh</i>		
Cardella Courts	419 P Street	32
Firebaugh Family Apartments	1501 Clyde Fannon Road	34
Firebaugh Elderly	1662 Thomas Conboy Avenue	30
Maldonado Plaza	1779 Thomas Conboy Avenue	64
Mendoza Terrace	1613 Mendoza Drive	50
Mendoza Terrace II	1661 Allardt Drive	40
<i>Fowler</i>		
Magill Terrace	401 East Nelson Street	20
<i>Fresno</i>		
Brierwood	4402 West Avalon Avenue	74
Cedar Courts	4430 East Hamilton Avenue	119
Cedar Courts II	4430 East Hamilton Avenue	30
Dayton Square	3050 East Dayton Avenue	66
DeSoto Gardens	640 East California Avenue	40
DeSoto Gardens II	640 East California Avenue	28
El Cortez Apartments	4949 North Gearhart Avenue	48
Emergency Housing	4041 Plaza Drive West	30
Fairview Heights Terrace	2195 South Maud	74
Garland Gardens	3726 North Pleasant Avenue	50
Inyo Terrace	510 South Peach Avenue	44
Marcelli Terrace	4887 North Barcus Avenue	24
Mariposa Meadows	1011 West Atchison Avenue	40
Monte Vista Terrace	North 1st Street and East Tyler Avenue	44

Table 3-9 Fresno Housing Authority Properties

Community/ Apartment Complex	Location	Number of Units
Pacific Gardens	5161 East Kings Canyon Road	56
Parc Grove Commons South	Clinton Avenue and Fresno Street	215
Pinedale Apartments	145 West Pinedale Avenue	50
Renaissance at Alta Monte	205 North Blackstone Avenue	30
Renaissance at Santa Clara*	503 G Street, 512 F Street, 1555 Santa Clara Street	69
Renaissance at Trinity	524 South Trinity Street	21
Sequoia Courts	154 E. Dunn Avenue	60
Sequoia Courts Terrace	549 S. Thorne Avenue	76
Sierra Plaza	838 Tulare Street	70
Sierra Pointe**	1233 West Atchison Avenue	53
Sierra Terrace	937 Klette Avenue	72
Viking Village	4250 North Chestnut Avenue	40
Villa del Mar	3950 North Del Mar Avenue	48
Woodside Apartments	3212 East Ashcroft Avenue	76
Yosemite Village	709 West California Avenue	69
Huron		
Cazares Terrace	36487 O Street	24
Cazares Terrace II	36333 Mouren Street	20
Huron Apartments	19125 Myrtle Avenue	20
Parkside Apartments	36200 North Giffen Avenue	50
Kerman		
Granada Commons	14570 California Avenue	16
Helsem Terrace	938 South 9th Street	40
Kearney Palms Senior Apartments	14608 W. Kearney Street	80
Kearney Palms Phase II	14606 W. Kearney Blvd.	20
Laton		
Laton Apartments	6701 East Latonia Street	20
Mendota		
Mendota Apartments	778 Quince Street	60
Mendota Farm Labor Housing	241 Tuft Street	60
Rios Terrace	424 Derrick Avenue	24
Rios Terrace II	111 Straw Street	40
Orange Cove		
Citrus Gardens	201 Citrus Avenue and 452 10th Street	30
Kuffel Terrace	791 I Street	20
Kuffel Terrace Annex	1040 8th Street	40
Mountain View Apartments	1270 South Avenue	30
Parlier		
Oak Grove	595 Bigger Street	50

Table 3-9 Fresno Housing Authority Properties

Community/ Apartment Complex	Location	Number of Units
Orchard Apartments	295 South Newmark Avenue	40
Parlier Migrant Center	8800 South Academy Avenue	130
<i>Reedley</i>		
Sunset Terrace	629 East Springfield Avenue	20
Sunset Terrace II	806 Lingo Avenue	20
Kings River Commons	2020 E. Dinuba Ave.	60
<i>Sanger</i>		
Elderberry at Bethel	2505 5th Street	74
Memorial Village	302 K Street	35
Wedgewood Commons	2415 5th Street	64
<i>San Joaquin</i>		
San Joaquin Apartments	8610 South Pine Avenue	20
Taylor Terrace	8410 5th Street	28
<i>Selma</i>		
Shockley Terrace	1445 Peach Street	25
TOTAL		2,906

Source: Fresno Housing Authority, 2015.

Notes:

* Including one manager's unit

** Single family homes

Non-Profit Housing Providers

There are numerous non-profits that are active in constructing, managing, and preserving affordable housing in the region. According to Affordable Housing Online, there are 12,706 units of affordable housing in 157 properties throughout the county, including those operated by the Housing Authority described above. More than half of these affordable units are in the City of Fresno, however, every city and several unincorporated communities also contain affordable housing units. Within the smaller cities and unincorporated areas, one of the more active nonprofit housing providers has been Self-Help Enterprises. Self-Help Enterprises focuses on providing self-help housing, sewer and water development, housing rehabilitation, multifamily housing, and homebuyer programs in the San Joaquin Valley of California. They currently provide assistance to the City of Coalinga to oversee their housing rehabilitation and down payment assistance programs.

OPPORTUNITIES FOR ENERGY CONSERVATION

State law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing since higher energy bills result in less money available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserved to absorb cost increases and many times must choose between basic needs such as shelter, food, and energy.

California Building Code, Title 24

California Title 24 regulations require higher energy efficiency standards for residential and non-residential buildings. The building code provides a great deal of flexibility for individual builders to achieve a minimum "energy budget" through the use of various performance standards. These requirements apply to all new residential construction, as well as all remodeling and rehabilitation construction.

Utility Programs

Pacific Gas and Electric Company (PG&E), which provides electricity service in Fresno County, provides a variety of energy conservation services for residents as well as a wealth of financial and energy-related assistance programs for low-income customers:

- **The Balanced Payment Plan (BPP).** Designed to eliminate big swings in customer monthly payments by averaging energy costs over the year.
- **CARE (California Alternate Rates for Energy).** PG&E provides a 20 percent discount on monthly energy bills for low-income households.
- **Energy Partners Program.** The Energy Works Program provides qualified low-income tenants free weatherization measures and energy-efficient appliances to reduce gas and electricity usage.
- **Energy Efficiency for Multifamily Properties.** The Energy Efficiency for Multifamily Properties program is available to owners and managers of multifamily residential dwellings. The program encourages energy efficiency by providing rebates for the installation of certain energy-saving products such as high-efficiency appliances, compact fluorescent light bulbs, attic and wall insulation, and efficient heating and cooling systems.
- **The Family Electric Rate Assistance (FERA) Program.** PG&E provides a rate reduction program for low-income households of three or more people.
- **REACH (Relief for Energy Assistance through Community Help).** The REACH program is sponsored by PG&E and administered through the Salvation Army. PG&E customers can enroll to give monthly donations to the REACH program. Through the REACH program, qualified low-income customers who have experienced unforeseen hardships that prohibit them from paying their utility bills may receive an energy credit up to \$200.

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

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HOUSING DEVELOPMENT CONSTRAINTS



Actual or potential constraints to the provision of housing affect the development of new housing and the maintenance of existing units for all income levels. State housing element law requires cities and counties to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Since local governmental actions can restrict the development and increase the cost of housing, State law requires the housing element to “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing” (Government Code Section 65583(c)(3)). The housing element must also analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities.

Non-governmental constraints are not specific to each community and are described in this section at the regional level. Governmental constraints, on the other hand, are specific to each local government and are described only generally in this section. The appendices contain a more detailed governmental constraints analysis for each local government.

GOVERNMENTAL CONSTRAINTS

Local governments have little or no influence upon the national economy or the Federal monetary policies that influence it. Yet, these two factors have some of the most significant impacts on the overall cost of housing. The local housing market, however, can be encouraged and assisted locally. One purpose of the housing element is to require local governments to evaluate their past performance in this regard. By reviewing local conditions and regulations that may impact the housing market, the local government can prepare for future growth through actions that protect public health and safety without unduly adding to the cost of housing production.

It is in the public interest for a local government agency to accommodate development while protecting the general welfare of the community, through a regulatory framework/environment. At the same time, government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers.

Land Use Controls

Land use controls provided in the general plan and the zoning ordinance influence housing production in several ways. The permitted and conditionally permitted uses in each district guide new development and provide both developers and the public with an understanding of how vacant land will develop in the future. This includes the density of development that will occur within a particular zone, the compatibility of

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

planned uses in a given area, and the range and type of buildings and uses that will be located throughout the city or the county.

General Plan

Each city and county in California must prepare a comprehensive, long-term general plan to guide growth and development. The land use element of the general plan must contain land use designations, which establish the basic allowed land uses and density of development for the different ranges and areas within the jurisdiction. Under State law, the zoning districts must be consistent with the general plan land use designations. The general plan land uses must provide suitable locations and densities to accommodate each jurisdiction's regional housing needs allocation (RHNA) and implement the policies of the housing element. Appendix 2 provides a description of each jurisdiction's general plan land use designations.

Zoning Ordinance

Land use controls provided in the zoning ordinance influence housing production in several ways. The permitted and conditionally permitted uses in each district guide new development and provide both developers and the public with an understanding of how vacant land will develop in the future. This includes the density of development that will occur within a particular zone, the compatibility of planned uses in a given area, and the range and type of buildings and uses that will be located throughout the jurisdiction.

Local governments regulate the type, location, and scale of residential development primarily through the zoning ordinance. The zoning ordinance implements the general plan. It contains development standards for each zoning district consistent with the land use designations of the general plan. Appendix 2 provides a description of each jurisdiction's zoning districts and development standards.

Residential Development Standards

Each jurisdiction's zoning ordinance contains development standards for each zoning district. These standards vary by jurisdiction, but typically include density, parking requirements, lot coverage, height limits, lot size requirements, setbacks, and open space requirements. The Housing Element must analyze whether development standards impede the ability to achieve maximum allowable densities.

Parking

Parking requirements do not constrain the development of housing directly. However, parking requirements may reduce the amount of available lot areas for residential development. Most of the participating jurisdictions require two parking spaces per single family dwelling unit. Several, but not all jurisdictions have reduced parking standards for multifamily and elderly housing.

Open Space and Park Requirements

Open space and park requirements can decrease the affordability of housing by increasing developer fees and/or decreasing the amount of land available on a proposed site for constructing units. All jurisdictions

require that park space is set aside in new subdivisions, or that developers pay a fee in lieu of providing parks.

Density Bonus

A density bonus allows a parcel to accommodate additional residential units beyond the maximum for which the parcel is zoned. California density bonus law (Government Code Section 65915) establishes the following minimum affordability requirements to qualify for a density bonus:

- The project is eligible for a 20 percent density bonus if at least 5 percent of the units are affordable to very low-income households, or 10 percent of the units are affordable to low-income households; and
- The project is eligible to receive a 5 percent density bonus if 10 percent of for-purchase units are affordable to moderate-income households.

A project can receive additional density based on a sliding scale. A developer can receive the maximum density bonus of 35 percent when the project provides either 11 percent very low-income units, 20 percent low-income units, or 40 percent moderate-income units.

Density bonus law also requires cities and counties to grant a certain number of incentives depending on the percentage of affordable units developed. Incentives include reductions in zoning standards, reductions in development standards, reductions in design requirements, and other reductions in costs for developers. Projects that satisfy the minimum affordable criteria for a density bonus are entitled to one incentive from the local government. Depending on the amount of affordable housing provided, the number of incentives can increase to a maximum of three incentives from the local government. If a project uses less than 50 percent of the permitted density bonus, the local government must provide an additional incentive.

Additionally, density bonus law provides density bonuses to projects that donate land for residential use. The donated land must satisfy all of the following requirements:

- The land must have general plan designations and zoning districts that allow for the construction of very low-income affordable units as a minimum of 10 percent of the units in the residential development;
- The land must be a minimum of one acre in size or large enough to allow development of at least 40 units; and
- The land must be served by public facilities and infrastructure.

Density bonus law also imposes statewide parking standards that a jurisdiction must grant upon request from a developer of an affordable housing project that qualifies for a density bonus. These parking standards are summarized in Table 4-1. These numbers are the total number of parking spaces including guest parking and handicapped parking. The developer may request these parking standards even if they do not request the density bonus.

Table 4-1 Statewide Density Bonus Parking Standards

Number of Bedrooms	Required On-Site Parking
0 to 1 bedroom	1 space
2 to 3 bedrooms	2 spaces
4 or more bedrooms	2.5 spaces

Source: Government Code Section 65915

Appendix 2 provides a description of whether or not individual jurisdictions comply with State density bonus law.

Growth Control

Growth control ordinances or policies are designed to limit the amount or timing of residential development. Since growth control policies, by definition, constrain the production of housing, local governments must analyze whether or not local growth control policies limit the ability to meet the Regional Housing Needs Allocation (RHNA). Most jurisdictions have not adopted growth control policies. Appendix 2 describes which jurisdictions have other growth control policies or ordinances.

While not a form of growth control, all jurisdictions in Fresno County are subject to the City-County memorandum of understanding (MOU), which establishes procedures for annexation of land to cities. The City/County Memorandum of Understanding encourages urban development to take place within cities and unincorporated communities where urban services and facilities are available or planned to be made available in an effort to preserve agricultural land. The MOU standards for annexation require that a minimum of 50 percent of annexation areas have an approved tentative subdivision map or site plan. Therefore, Cities must wait for private developers to request an annexation, before initiating an annexation. In cities that are mostly built out within their current city limits, the MOU limits the cities’ ability to accommodate future housing needs. While cities can take certain steps to “prezone” land in advance of annexation, the annexation of the land into the city limits is not entirely within the cities’ control.

Airport Land Use Compatibility

State law requires each local agency having jurisdiction over land uses within an Airport Influence Area (AIA) to either: (1) modify its general plan, zoning ordinance, or other applicable land use regulation(s) to be consistent with the Airport Land Use Compatibility Plan (ALUCP); or (2) overrule all or part of the ALUCP within 180 days of adoption of the ALUCP. If a city or county fails to take either action, the agency is required to submit all land use development proposals to the Airport Land Use Commission (ALUC) for consistency review until such time as the ALUC deems their general plan consistent with the ALUCP. The Fresno COG Airport Land Use Commission has completed Airport Land Use Compatibility Plans. The following are the most recently adopted plans for public airports in Fresno County.

- Coalinga Airport Land Use Plan
- Fresno-Chandler Executive Airport Land Use Plan
- Fresno Yosemite International Airport ALUC Airport Land Use Compatibility Plan
- Harris Ranch Land Use Plan
- Reedley Airport Land Use Plan
- Selma-Reedley-Firebaugh-Mendota Airports Land Use Plans
- Sierra Sky Park Land Use Plan

The ALUCP has the potential to constrain residential development, if deemed incompatible with the ALUCP. No incompatibility has been identified with existing General Plan land uses and none is anticipated in the future. Sites identified in the residential sites inventory are not constrained by the land use compatibility requirements of any ALUCP. As such, the ALUCP is not considered a significant constraint in Fresno County and is not addressed in Appendix 2.

Zoning for a Variety of Housing Types

State Housing Element Law (Government Code Section 65583(c)(1) and 65583.2(c)) requires that local governments analyze the availability of sites that will facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for farmworkers and employees, emergency shelters, transitional and supportive housing, single-room occupancy (SRO) units, group homes and residential care facilities, and second dwelling units.

Multifamily

Multifamily housing includes duplexes, apartments, condominiums, or townhomes, and is the primary source of affordable housing. Appendix 2 provides descriptions of the restrictions on multifamily housing units in each jurisdiction.

Manufactured Housing

Manufactured housing can serve as an alternative form of affordable housing in low-density areas where the development of higher-density multifamily residential units is not allowed or not feasible because of infrastructure constraints. California Government Code Sections 65852.3 and 65852.4 specify that a jurisdiction must allow manufactured homes on a foundation on all “lots zoned for conventional single family residential dwellings.” Permanently sited manufactured homes built to the HUD Code are subject to the same rules as site-built homes, except architectural requirements concerning the manufactured home’s roof overhang, roofing materials, and siding materials.

The only two exceptions that local jurisdiction are allowed to make to the manufactured home siting provisions are if: 1) there is more than 10 years difference between the date of manufacture of the manufactured home and the date of the application for the issuance of an installation permit; or 2) if the site is listed on the National Register of Historic Places and regulated by a legislative body pursuant to Government Code Section 37361.

Appendix 2 provides descriptions of the allowances and restrictions on manufactured homes in each jurisdiction and whether the zoning ordinances in the jurisdictions comply with State law requirements for manufactured homes.

Farmworker Housing/Employee Housing Act

The Employee Housing Act requires jurisdictions to permit employee housing for six or fewer employees as a single family use. HCD also indicates that employee housing shall not be included within the zoning definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. Jurisdictions cannot impose a conditional use permit, zoning variance, or other zoning clearance of employee housing that serves six or fewer employees that are not required of a family dwelling of the same type in the same zone. In addition, in any zone where agriculture is a permitted or allowed by a conditional use permit, employee housing containing up to 36 beds and 12 units must be treated as an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of any other agricultural activity in the same zone.

Appendix 2 provides an analysis of whether or not each jurisdiction complies with the Employee Housing Act.

Emergency Shelters

Emergency shelters are defined as:

"Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay."

Senate Bill 2 (Government Code Section 65583) was enacted in 2008 to support the needs of the homeless by removing barriers to and increasing opportunities for development of emergency shelters. SB 2 requires every jurisdiction in California to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit or other discretionary permit. To address this requirement, a local government may amend an existing zoning district, establish a new zoning district, or establish an overlay zone. The zone(s) must provide sufficient opportunities for new emergency shelters to meet the homeless need identified in the analysis and must in any case accommodate at least one year-round emergency shelter. SB 2 requires that emergency shelters only be subject to those development and management standards that apply to residential or commercial use within the same zone, except the local government may apply certain objective standards, as follows:

- The maximum number of beds or persons permitted to be served nightly by the facility.
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- The size and location of exterior and interior on-site waiting and client intake areas.
- The provision of on-site management.
- The proximity to other emergency shelters provided that emergency shelters are not required to be more than 300 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

Appendix 2 analyzes each jurisdiction's compliance with State law requirements for emergency shelters.

Transitional and Supportive Housing

With the enactment of Senate Bill 2 (SB 2), State law now requires cities and counties to treat transitional housing and supportive housing as a residential use and allow transitional and supportive housing in all zones that allow residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Transitional housing can take several forms, including group quarters with beds, single family homes, and multifamily apartments; and typically offers case management and support services to help return people to independent living (often six months to two years).

The State defines transitional housing as:

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

“Transitional housing” shall mean buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Supportive housing links the provision of housing and social services for the homeless, people with disabilities, and a variety of other special needs populations. Similar to transitional housing, supportive housing can take several forms, including group quarters with beds, single family homes, and multifamily apartments. The State defines supportive housing as:

“Supportive housing” shall mean housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

The State defines the target population as:

“Target population” shall mean persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Appendix 2 analyzes compliance with State law requirements for transitional and supportive housing in each jurisdiction.

Single Room Occupancy Units

“Single Room Occupancy (SRO) Unit” means a living or efficiency unit, as defined by California Health and Safety Code section 17958.1, intended or designed to be used, as a primary residence by not more than two persons for a period of more than 30 consecutive days and having either individual bathrooms and kitchens or shared bathrooms and/or kitchens. SRO units can provide affordable private housing for lower-income individuals, seniors, and persons with disabilities. These units can also serve as an entry into the housing market for formerly homeless people. Appendix 2 provides descriptions of the allowances and restrictions for SRO units in each jurisdiction.

Group Homes/Residential Care Facilities

The Lanterman Developmental Disabilities Services Act (Lanterman Act) sets out the rights and responsibilities of persons with developmental disabilities. A State-authorized, certified, or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected

children on a 24-hour-a day basis must be considered a residential use that is permitted in all residential zones. Appendix 2 provides descriptions of the restrictions on group homes in each jurisdiction.

Second Units

A second unit (sometimes called an “accessory dwelling unit” or “granny flat”) is an additional self-contained living unit either attached to or detached from the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. Second units can be an important source of affordable housing since they can be constructed relatively cheaply and have no associated land costs. Second units can also provide supplemental income to the homeowner, allowing the elderly to remain in their homes or moderate-income families to afford a home.

To encourage second units on existing lots, State law requires cities and counties to either adopt an ordinance based on State standards authorizing second units in residentially-zoned areas, or where no ordinance has been adopted, to allow second units on lots zoned for single family or multifamily use that contain an existing single family unit subject to ministerial approval (“by right”) if they meet standards set out by law. Local governments are precluded from totally prohibiting second units in residentially-zoned areas unless they make specific findings or require a Conditional Use Permit for Second Units (Government Code, Section 65852.2).

Appendix 2 analyzes compliance with State law requirements for second units in each jurisdiction.

On/Off Site Improvement Standards

On/off-site improvement standards establish infrastructure or site requirements to support new residential development such as streets, sidewalks, water and sewer, drainage, curbs and gutters, street signs, park dedications, utility easements, and landscaping. While these improvements are necessary to ensure public health and safety and that new housing meets the local jurisdiction’s development goals, the cost of these requirements can sometimes represent a significant share of the cost of producing new housing.

Appendix 2 describes specific site improvement standards for each jurisdiction. Although improvement requirements and development fees increase the cost of housing, jurisdictions have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public improvements.

Fees and Exactions

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Local governments charge various fees and assessments to cover the costs of processing permit applications and providing services and facilities, such as, parks, and infrastructure. Almost all of these fees are assessed based on the magnitude of a project's impact or on the extent of the benefit that will be derived. Additional fees and/or time may be necessary for required environmental review, depending on the location and nature of a project.

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

2012 National Impact Fees Survey surveyed 37 jurisdictions in California. The study reports average impact fees of \$31,014 per single family unit and \$18,807 per multifamily unit in California.

Appendix 2 provides an analysis of permit and processing and development impact fees in each jurisdiction. In addition to the fees shown in the Appendix, jurisdictions in Fresno County are subject to two regional impact fees, described below.

Regional Transportation Mitigation Fees

In addition to local planning and development impact fees, Regional Transportation Mitigation Fees, shown in Table 4-2, are payable to the Fresno COG as a part of “Measure C,” approved by Fresno County voters in 2006. Jurisdictions have no control of these fees, which are paid to ensure that future development contributes toward the cost to mitigate cumulative, indirect regional transportation impacts. These fees are the same throughout the county and fund important improvements needed to maintain the transportation system.

Table 4-2 Fresno COG Transportation Impact Fee

Residential Developments (\$/Dwelling Unit)	Fee
Single Family Dwelling (Market-Rate)	\$1,637
Single Family Dwelling (Affordable)	\$818
Multifamily Dwelling (Market-Rate)	\$1,150
Multifamily Dwelling (Affordable)	\$575

Source: Fresno Council of Governments, 2014

San Joaquin Valley Air Pollution Control District Fees

Fresno County is within the regulatory jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The air basin as a whole does not meet ambient air quality standards set at the State and Federal levels, and is within a “non-attainment” area for ozone, PM10 (state), and PM2.5.

As a consequence of these conditions, the SJVAPCD has implemented an Indirect Source Review (ISR) process to reduce the impacts of growth in emissions from all new land development. An Air Impact Assessment (AIA) and potential mitigation fees are required for residential projects that contain 50 or more units and when there is a discretionary approval required. Fees are also exacted by the SJVAPCD to offset emissions created by typical operational sources. These fees can add hundreds of dollars to the cost of development. However, the cost is applied to all jurisdictions in the air basin and may be eliminated for a lesser number of units or reduced with additional mitigation measures.

Processing and Permit Procedures

Jurisdictions have various procedures that developers must follow for processing development entitlements and building permits. Processing times vary and depend on the size and complexity of the project. Appendix 2 provides more information on the processing and permit procedures in each jurisdiction.

Building Codes and Enforcement

Building codes and their enforcement can increase the cost of housing and impact the feasibility of rehabilitating older properties that must be upgraded to current code standards. In this manner, building codes and their enforcement can act as a constraint on the supply of housing and its affordability.

The California Building Standards Code, Title 24, serves as the basis for the design and construction of buildings in California. State law prohibits the imposition of additional building standards that are not necessitated by local geographic, climatic, or topographic conditions, and requires that local governments making changes or modifications in building standards must report such changes to the California Department of Housing and Community Development and file an expressed finding that the change is needed. Appendix 2 provides more information on building codes and enforcement by jurisdiction.

Constraints on Housing for Persons with Disabilities

In accordance with Senate Bill 520 (Chapter 671, Statutes of 2001), jurisdictions must analyze the potential and actual governmental constraints on the development of housing for persons with disabilities. Appendix 2 contains a detailed review of zoning laws, policies, and practices in each jurisdiction to ensure compliance with fair housing laws.

California Building Code

The 2013 California Building Code, Title 24 regulations provide for accessibility for persons with disabilities. The Housing Element must identify the version of the Building Code adopted in each jurisdiction and whether or not a jurisdiction has adopted any amendments to the Code that might diminish the ability to accommodate persons with disabilities. Appendix 2 provides information on which jurisdictions have adopted the 2013 California Building Code, including Title 24 regulations of the code concerning accessibility for persons with disabilities.

Definition of Family

There are a number of State and Federal rules that govern the definition of family, including the Federal Fair Housing Amendments Act of 1988, the California Fair Housing and Employment Act, the California Supreme Court case *City of Santa Barbara v. Adamson* (1980), and the California Constitution privacy clauses. The laws surrounding the definition of family have a few primary purposes: to protect people with disabilities, to protect non-traditional families, and to protect privacy. According to HCD and Mental Housing Advocacy Services, there are three major points to consider when writing a definition of family:

- Jurisdictions may not distinguish between related and unrelated individuals;
- The definition may not impose a numerical limit on the number of persons in a family; and
- Land use restrictions for licensed group homes for six or fewer individuals must be the same as those for single families.

Appendix 2 analyzes whether or not the zoning ordinances in each jurisdiction contain restrictive definitions of “family.”

Zoning and Land Use Policies

Restrictive land use policies and zoning provisions can constrain the development of housing for persons with disabilities. The Housing Element must analyze compliance with fair housing laws, provisions for group homes, and whether or not jurisdictions have adopted any minimum distance requirements or other zoning procedures or policies that would limit housing for persons with disabilities. Appendix 2 provides information on zoning and land use policies.

Reasonable Accommodation Procedure

Both the Federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. It may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the zoning ordinance to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances, and must be decided on a case-by-case basis. Appendix 2 provides information on reasonable accommodation policies and procedures in each jurisdiction.

NONGOVERNMENTAL CONSTRAINTS

The availability and cost of housing is strongly influenced by market forces over which local governments have little or no control. Nonetheless, State law requires that the housing element contain a general assessment of these constraints, which can serve as the basis for actions to offset their effects. The primary non-governmental constraints to the development of new housing are land costs, construction costs, and

availability of financing. This section also discusses environmental constraints that might affect housing development in the region.

Land Costs

The cost of land can be a major impediment to the production of affordable housing. Land costs are influenced by many variables, including scarcity and developable density (both of which are indirectly controlled through governmental land use regulations), location, site constraints, and the availability of public utilities. For example, land prices in downtown Fresno range from \$500,000 to \$1 million per acre, more than twice as high as the county average. This is often because sites are smaller and/or occupied by existing uses that generate revenue to property owners. As shown in Table 4-3 and Table 4-4, smaller sites (under 10 acres) have a much higher cost-per-acre in both the cities and unincorporated area.

As shown in Table 4-3, in February 2015, land was listed for less in the unincorporated area. Excluding the City of Fresno whose land costs are not reflective of the rest of the county, five properties were listed for sale in the incorporated cities (three in Sanger, and one each in Firebaugh and Clovis). The properties ranged from 2.1 acres for \$499,500 (\$237,857 per acre) to 2,000 acres for \$11,900,000 (\$5,950 per acre). The average list price per acre was \$94,136.

In the unincorporated area, 10 properties were listed for sale. The properties ranged from 0.3 acres for \$250,000 (\$833,333 per acre) to 46.8 acres for \$99,900 (\$2,136 per acre). The average list price per acre was \$116,535.

Table 4-3 Listed Land Prices (2015)

Lot Size	Average Price per Acre (Listed)	
	Incorporated	Unincorporated
Less than 10 acres	\$237,857	\$162,269
10 or more acres	\$36,159	\$9,823
Average \$/acre	\$94,136	\$116,535

Source: MLS Real Estate Database, February 2015.

As shown in Table 4-4, between 2002 and 2015, land sold for less in the unincorporated area. Excluding the City of Fresno whose land costs are not reflective of the rest of the county, seven properties were sold in cities (three in Sanger, and one each in Clovis, Firebaugh, Mendota, and Reedley). The properties ranged from 0.2 acres for \$50,000 (\$239,657 per acre) to 42.1 acres for \$400,000 (\$9,494 per acre). The average sale price per acre was \$49,565.

In the unincorporated area, 14 properties were sold, ranging from 0.3 acres for \$50,000 (\$172,857 per acre) to 46.6 acres for \$565,000 (\$12,135 per acre). The average sale price per acre was \$35,668. The average cost per acre of all sold properties in Fresno County was \$105,223.

Table 4-4 Land Sale Prices (2002-2015)

Lot Size	Average Price per Acre (Sold)	
	Incorporated	Unincorporated
Less than ten acres	\$65,292	\$43,764
Ten or more acres	\$10,247	\$5,980
Average \$/acre	\$49,565	\$35,668

Source: MLS Real Estate Database, February 2015.

Construction Costs

Construction costs can be broken down into two primary categories: materials and labor. A major component of the cost of housing is the cost of building materials, such as wood and wood-based products, cement, asphalt, roofing materials, and pipe. The availability and demand for such materials affect prices for these goods.

Another major cost component of new housing is labor. The cost of labor in Fresno County is comparatively low because the area's cost of living is relatively low compared to other areas in California. However, labor for government subsidized housing work is additionally costly for the Central Valley, as wages are rooted in the required State Labor Standards based on higher northern and southern California prevailing wages.

Table 4-5 shows the estimated cost of constructing an average 2,000 square foot single family home in the Fresno region to be around \$207,000. The estimate includes direct and indirect (e.g., insurance, permits, utilities, plans) construction costs, including material, labor, and equipment costs, but does not include the price of land or development impact fees.

Table 4-5 Estimated 2,000 square-foot Single Family Home Construction Cost, 2015

Item	Cost
Material	\$125,497
Labor	\$77,428
Equipment	\$4,494
Total	\$207,419

Source: *Building-cost.net*, 2015

Multifamily construction generally costs less per unit than single family construction. According to RS Means, a reliable source for construction industry costs, the construction costs for a typical one- to three-story multifamily residential construction with wood siding and frames in the Fresno area are \$148 per square foot.

There is little that municipalities can do to mitigate the impacts of high construction costs except by avoiding local amendments to uniform building codes that unnecessarily increase construction costs without significantly adding to health, safety, or construction quality. Because construction costs are similar across jurisdictions in Fresno County, the cost of construction is not considered a major constraint to housing production.

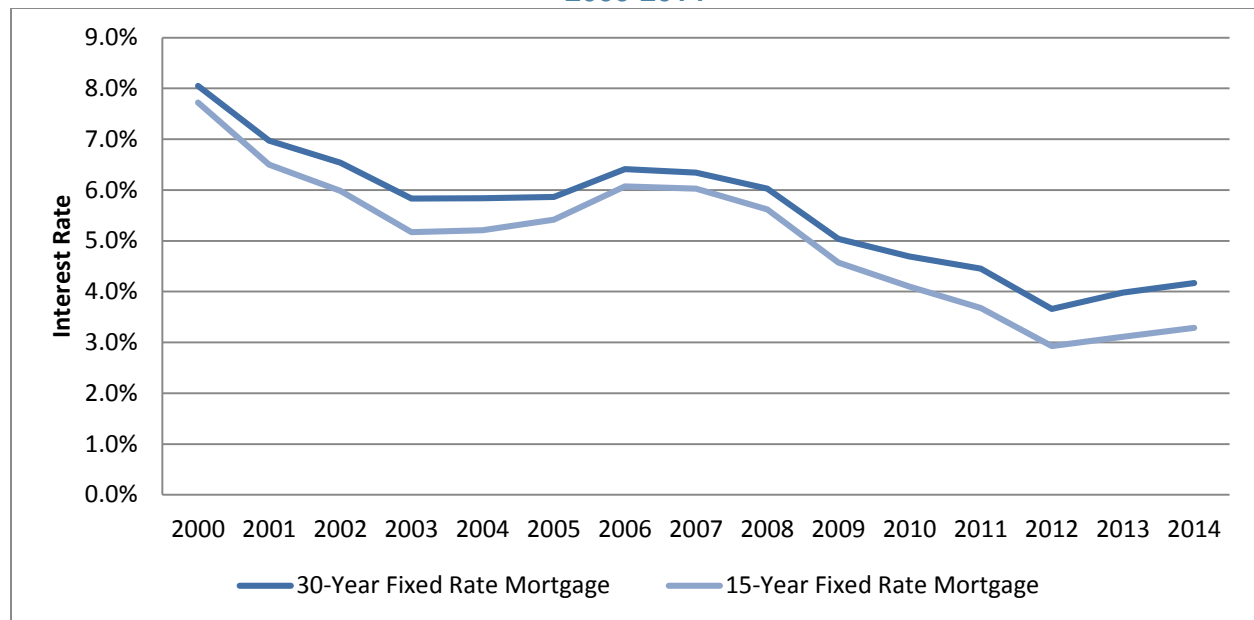
Availability of Financing

The mortgage banking crisis that began in 2008 affected the availability of construction financing and mortgage loans. Lenders that had once offered mortgage loans more freely became much more restrictive after 2008. Lenders required down payments of 20 percent and credit scores higher than 680 to receive competitive interest rates. These restrictions placed homeownership out of reach for many, although in 2013 lenders began to ease the qualifications required for a competitive mortgage rate. As the economy continues its recovery, lenders may continue to make mortgage loans more accessible, although they may never be as easy to obtain as they were prior to 2008.

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer. When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower-income households often find it most difficult to purchase a home during this time period.

As shown in Figure 4-1, the interest rate on a 30-year fixed rate mortgage was an average of 8.05 percent in 2000. Interest rates hit a historic low in 2012 at 3.66 percent for a 30-year fixed rate mortgage. As of March 2015, rates remain near historic lows around 3.77 percent.

FIGURE 4-1 HISTORICAL MORTGAGE INTEREST RATES
UNITED STATES
2000-2014



Source: Freddie Mac Primary Mortgage Market Survey, March 2015.

Interest rates are determined by national policies and economic conditions and there is little that a local government can do to affect these rates. However, in order to extend home buying opportunities to lower-income households, jurisdictions can offer interest rate write-downs. Additionally, government insured loan programs may be available to reduce mortgage down payment requirements.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to a county’s residents. The annual HMDA report for 2013 (the most recent available at the writing of this report) was reviewed to evaluate the availability of residential financing within Fresno County. The data presented in this section include the disposition of loan applications submitted to financial institutions for home purchase, home improvement, and refinance loans in the region.

Table 4-6 shows the disposition of loan applications in 2013. Overall, 68.1 percent of loan applications were approved. The loan type with the highest denial rate was home improvement loans. Loan applications from lower-income applicants seem to be more likely to be denied (28.3 percent denial rate for very low-income households compared to 14.2 percent denial rate for above moderate households).

Table 4-6 Fresno County Disposition of Loan Application (2013)

Applications	Total	Percent Approved	Percent Denied	Percent Other
<i>By Loan Type</i>				
Conventional	5,446	76.7%	11.5%	11.8%
Government Backed	4,904	74.1%	12.7%	13.3%
Home Improvement	1,037	50.0%	37.6%	12.3%
Refinancing	21,199	65.4%	18.0%	16.5%
<i>By Income</i>				
Very Low (<=50% AMI)	2,305	56.0%	28.3%	15.7%
Low (51-80% AMI)	4,590	64.4%	20.0%	15.6%
Moderate (81-120% AMI)	6,514	68.1%	16.7%	15.2%
Above Moderate (>120% AMI)	16,489	71.4%	14.2%	14.4%
Not Available	2,688	64.7%	17.4%	17.9%
Total	32,586	68.1%	16.8%	15.1%

Notes: "Approved" includes loans approved by the lenders, whether or not they were accepted by the applicants. "Other" includes loan applications that were either withdrawn or closed for incomplete information.

Source: www.lendingpattern.comTM, 2013 HMDA data.

Homebuyer assistance program, that provide mortgage assistance, can be useful tools for helping lower-income residents with down payment and closing costs, which are often significant obstacles to homeownership. There are also areas of the county where housing is deteriorating. Residents in these areas are often unable to qualify for home improvement loans because of their low income. Housing rehabilitation programs can help these low income residents with meeting their home improvement needs.

Environmental Constraints

Typical environmental constraints to the development of housing in Fresno County include physical features such as floodplains, sensitive biological habitat, and seismic zones. In many cases, development of these areas is constrained by State and Federal laws (e.g., FEMA floodplain regulations, the Clean Water Act and the Endangered Species Act, and the State Fish and Wildlife Code and Alquist-Priolo Act).

Floodplains

Official floodplain maps are maintained by the Federal Emergency Management Agency (FEMA). FEMA determines areas subject to flood hazards and designates these areas by relative risk of flooding on a map for each community, known as the Flood Insurance Rate Map (FIRM). The 100-year flood is defined as the flood event that has a one percent chance of occurring in any given year.

Principal flooding problems lie along the San Joaquin and Kings Rivers, smaller perennial streams in the Sierra Nevada foothills and to areas in western Fresno County. This area includes the cities of Huron and Mendota which become flooded from streams flowing east from the Coast Range. Friant and Pine Flat

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

Dams, upstream reservoirs, and stormwater detention/retention facilities operated by the Fresno-Clovis Metropolitan Flood Control District have minimized flooding problems in highly urbanized areas in the valley.

Development within a flood zone typically is required to be protected against flood damage. FEMA requires developers to obtain a flood zone elevation certificate when they apply for their permit. These certificates require elevating the developed area (i.e., house pad) above the known flood level of that particular flood zone. The sites in the inventory must obtain a flood zone elevation certificate, which may increase the cost of a development but is necessary nation-wide to protect against flood risks.

Each sites inventory provides parcel-specific environmental constraints, including whether or not the site is within the FEMA 100-year flood zone. While residential development can certainly occur within these zones, it does add an additional constraint. The Sites inventories include vacant sites within the FEMA 100-year flood zone, but no jurisdiction relies on these sites to meets its RHNA in any of the income categories. Figures 4-2, 4-3, and 4-4 show the FEMA 100-year flood zones in Fresno County.

Seismic Zones

There are a number of active and potentially active faults within and adjacent to Fresno County. Two of the active faults in western Fresno County have been designated Alquist-Priolo Earthquake Hazard Zones. No structure for human occupancy may be built within an Earthquake Hazard Zone (EHZ) until geologic investigations demonstrate that the site is free of fault traces that are likely to rupture with surface displacement. Special development standards associated with Alquist-Priolo requirements would be necessary for development in those areas.

Although all development must consider earthquake hazards, there is no specific threat or hazard from seismic ground shaking to residential development within the county, and all new construction will comply with current local and State building codes. Between the minimal historical hazard of earthquakes in the county and the use of the most current building codes and construction techniques, earthquakes pose a less than significant danger to residential development.

Biological Resources

A large percentage of Fresno County is occupied by orchard-vineyard habitat that grows crops such as almonds, nectarines, figs, and table wine and raisin grapes. Cultivated vegetable, fruit and grain crops are also grown on cropland in Fresno County and can consist of corn, cotton, or grapes in this part of the valley. Urban development occurs mostly in the valley floor and Sierra Nevada foothill regions.

Fresno County supports a large diversity of habitats for vegetation and wildlife in four generalized biotic regions. Approximately one-third of the County lies within land under federal jurisdiction. The United States Forest Services and National Park Service manage these lands for recreation, biology, wilderness, tourism, timber, and mining under guidelines, policies, and laws separate from local government. Areas that are outside of federal ownership and, therefore, most subject to development include the Coast Range,

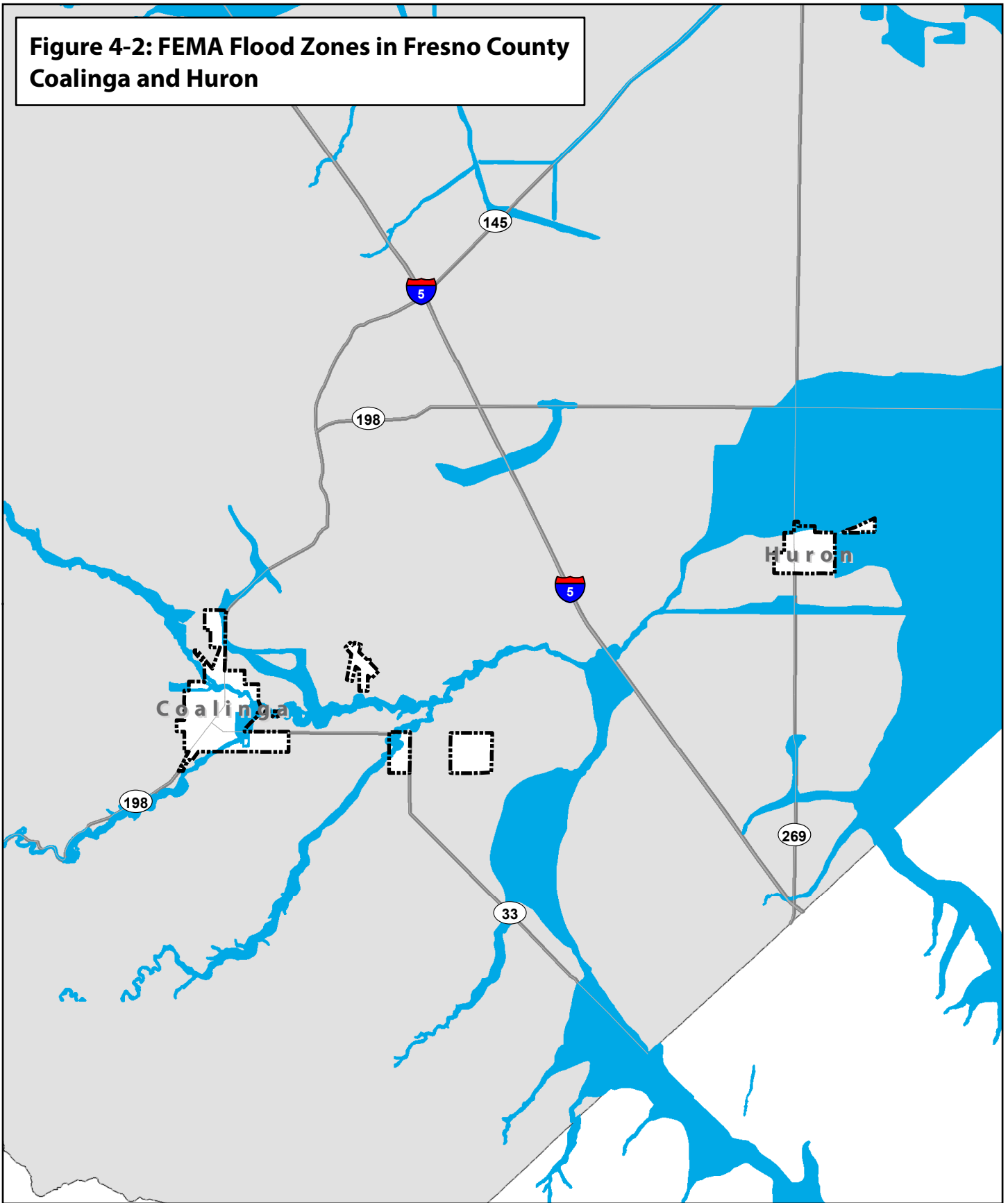
SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

Valley floor, and lower Sierra Nevada foothill biotic regions. Sensitive biological resources are associated with specific habitat types (natural habitat areas not intensively farmed, wetlands, riparian, vernal pools, etc.) or habitat elements such as specific soil types (clay, alkaline, serpentine). The western valley floor and Coast Range biotic regions, in particular, have special planning concerns because of the San Joaquin kit fox, kangaroo rats, and blunt-nosed leopard lizard. Regional habitat planning efforts can be used as the basis for addressing sensitive biological resources in the area.

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

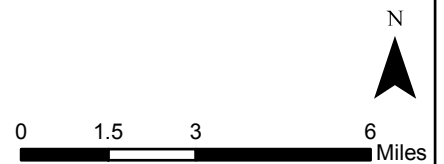
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**Figure 4-2: FEMA Flood Zones in Fresno County
Coalinga and Huron**



-  City Limits
-  Highways
-  County Limit
-  100 Year Flood Zones

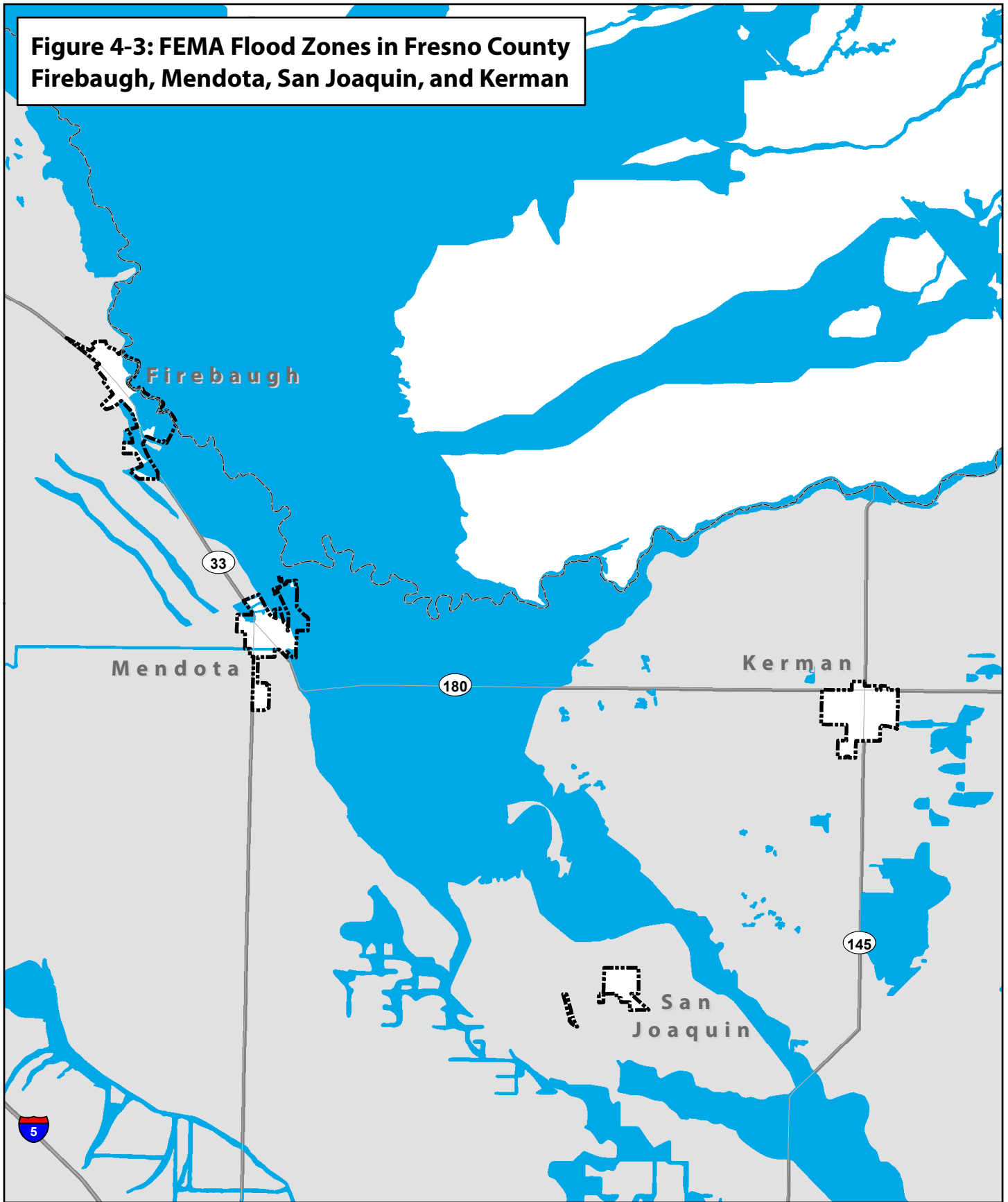
Source: FEMA, 2015



SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

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**Figure 4-3: FEMA Flood Zones in Fresno County
Firebaugh, Mendota, San Joaquin, and Kerman**



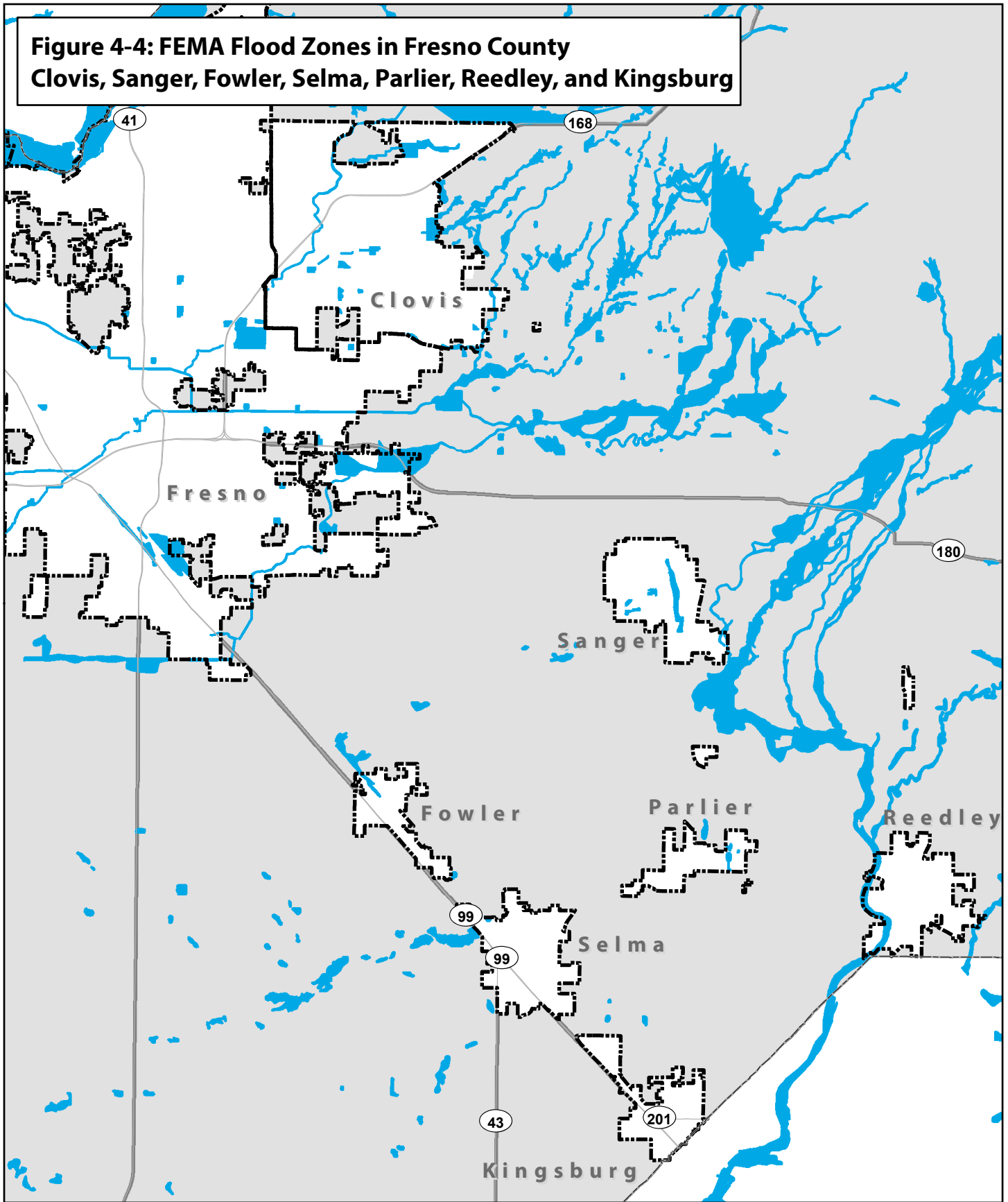
Source: FEMA, 2015

0 1.5 3 6 Miles

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

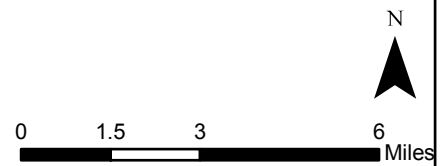
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**Figure 4-4: FEMA Flood Zones in Fresno County
Clovis, Sanger, Fowler, Selma, Parlier, Reedley, and Kingsburg**



-  City Limits
-  Highways
-  County Limit
-  100 Year Flood Zones

Source: FEMA, 2015



SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

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HOUSING PLAN



This eight-year housing plan sets forth a comprehensive strategy and program of actions to address housing issues identified within the participating jurisdictions in Fresno County. The first section contains the shared goals and policies that the County of Fresno and the cities of Clovis, Coalinga, Fowler, Huron, Kerman, Kingsburg, Mendota, Parlier, Reedley, San Joaquin, Sanger, and Selma will all strive to achieve. Appendix 2 contains the specific programs to be implemented by each of the jurisdictions over the eight-year planning period.

GOALS AND POLICIES

1. New Housing Development

Every jurisdiction in Fresno County must plan to accommodate its agreed upon fair share of the regional housing needs. As a region, the total housing needed over the 2013-2023 Regional Housing Needs Allocation (RHNA) projection period is 41,470 units. For the jurisdictions participating in the Multijurisdictional Housing Element, the total RHNA is 16,524 units. This includes 4,630 very low-income units, 2,926 low-income units, 2,755 moderate-income units, and 6,213 above moderate-income units. This housing element reflects the shared responsibility among the cities and the unincorporated County to accommodate the housing needs of all economic segments of the community.

Goal 1 **Facilitate and encourage the provision of a range of housing types to meet the diverse needs of residents.**

Policy 1.1 Provide adequate sites for new housing development through appropriate planned land use designations, zoning, and development standards to accommodate the regional housing needs for the 2013-2023 planning period.

Policy 1.2 Facilitate development of new housing for all economic segments of the community, including extremely low, very low-, low-, moderate-, and above moderate-income households.

Policy 1.3 Continue to direct new growth to urban areas in order to protect natural resources.

Policy 1.4 Promote balanced and orderly growth to minimize unnecessary development costs adding to the cost of housing.

Policy 1.5 Encourage infill housing development on vacant, by-passed, and underutilized lots within existing developed areas where essential public infrastructure is available.

Policy 1.6 Promote development of higher-density housing, mixed-use, and transit-oriented development in areas located along major transportation corridors and transit routes and served by the necessary infrastructure.

SECTION 5: HOUSING GOALS AND POLICIES

- Policy 1.7** Ensure the adequate provision of water, sewer, storm drainage, roads, public facilities, and other infrastructure necessary to serve new housing.
- Policy 1.8** Approve new housing in accordance with design standards that will ensure the safety, quality, integrity, and attractiveness of each housing unit.
- Policy 1.9** Encourage development around employment centers that provides the opportunity for local residents to live and work in the same community by balancing job opportunities with housing types.

2. Affordable Housing

The shortage of affordable housing is an issue facing most communities in California. In Fresno County, nearly half of all households are considered “cost burdened,” paying more than 30 percent of their income on housing costs. For lower-income households, this rate is even higher – nearly three-quarters of lower-income households are cost-burdened. Building affordable housing has become even more challenging after the State eliminated redevelopment agencies, depriving jurisdictions of the largest source of local funding for affordable housing. At the same time, State and Federal funding for affordable housing has also been reduced. While the region faces many challenges in meeting their housing needs for lower-income residents, there are several actions jurisdictions can take to facilitate affordable housing.

Goal 2 Encourage and facilitate the development of affordable housing.

- Policy 2.1** Support innovative public, private, and nonprofit efforts in the development of affordable housing, particularly for the special needs groups.
- Policy 2.2** Continue to support the efforts of the Fresno Housing Authority in its administration of Section 8 certificates and vouchers, and the development of affordable housing throughout the County.
- Policy 2.3** Encourage development of affordable housing through the use of development incentives, such as the Density Bonus Ordinance, fee waivers or deferrals, and expedited processing.
- Policy 2.4** Provide technical and financial assistance, where feasible, to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for Federal and State financing.
- Policy 2.5** Pursue grant funding to subsidize the development of affordable housing for low- and very low and extremely low income households through new construction, acquisition, and/or rehabilitation.
- Policy 2.6** Encourage the development of second dwelling units to provide additional affordable housing opportunities.
- Policy 2.7** Work to ensure that local policies and standards do not act to constrain the production of affordable housing units.

Policy 2.8 Expand homeownership opportunities to lower- and moderate-income households through downpayment assistance and other homeownership programs.

Policy 2.9 Encourage sweat equity programs as a means for increasing homeownership opportunities for lower-income residents.

3. Housing and Neighborhood Conservation

The existing affordable housing stock is a valuable resource and conserving and improving the existing affordable housing stock is a cost-effective way to address lower-income housing needs. There are an estimated 406 assisted affordable housing units in the participating jurisdictions that are at-risk of converting to market rate housing over the next 10 years. Actions are needed to monitor the status of these units and work with non-profits and the private sector to preserve affordable housing. In addition, improvements are needed to maintain existing ownership housing and the quality of residential neighborhoods.

Goal 3 Improve and maintain the quality of housing and residential neighborhoods.

Policy 3.1 Preserve the character, scale, and quality of established residential neighborhoods by protecting them from the encroachment of incompatible or potentially disruptive land uses and/or activities.

Policy 3.2 Assist low income homeowners and owners of affordable rental properties in maintaining and improving residential properties through a variety of housing rehabilitation assistance programs.

Policy 3.3 Continue code enforcement efforts to work with property owners to preserve the existing housing stock.

Policy 3.4 Provide for the removal of all unsafe, substandard dwellings that cannot be economically repaired.

Policy 3.5 Invest in public service facilities (streets, curb, gutter, drainage and utilities) to encourage increased private market investment in declining or deteriorating neighborhoods.

Policy 3.6 Preserve assisted rental housing for long-term occupancy by low- and moderate-income households.

4. Special Needs Housing

Within the general population there are several groups of people who have special housing needs. These special needs can make it difficult for members of these groups to locate suitable housing. Special needs groups include homeless persons; single-parent households; the elderly; persons with disabilities including developmental disabilities; farmworkers; and large families.

SECTION 5: HOUSING GOALS AND POLICIES

Goal 4 Provide a range of housing types and services to meet the needs of individuals and households with special needs.

- Policy 4.1** Encourage public and private entity involvement early and often through the design, construction, and rehabilitation of housing that incorporates facilities and services for households with special needs.
- Policy 4.2** Assist in local and regional efforts to secure funding for development and maintenance of housing designed for special needs populations such as the elderly and persons with disabilities.
- Policy 4.3** Support the use of available Federal, State, and local resources to provide and enhance housing opportunities for farm workers.
- Policy 4.4** Encourage development of affordable housing units to accommodate large households (three and four bedroom).
- Policy 4.5** Ensure equal access to housing by providing reasonable accommodation for individuals with disabilities.
- Policy 4.6** Working in partnership with the other jurisdictions and the private/non-profit sectors in Fresno County, facilitate the provision of housing and services for the homeless and those at-risk of becoming homeless.

5. Fair and Equal Housing Opportunities

Federal and State laws ensure all persons, regardless of their status, have equal opportunities to rent or purchase housing without discrimination. Mediating tenant/landlord disputes, investigating complaints of discrimination, providing education services, and improving public awareness are all part of a comprehensive program.

Goal 5 Promote housing opportunities for all residents regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level.

- Policy 5.1** Support the enforcement of fair housing laws prohibiting discrimination in lending practices and in the development, financing, sale, or rental of housing.
- Policy 5.2** Ensure local ordinances and development regulations provide equal housing opportunity for persons with disabilities.

6. Energy Conservation and Sustainable Development

High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and must choose between basic needs such as shelter, food, and energy. While new construction can help achieve energy conservation goals, more than half of the housing stock in the region was built before California's energy code was adopted in the 1980s. Consequently, the existing building stock offers considerable opportunity for cost-effective energy efficiency retrofits to decrease energy consumption.

Goal 6 **Encourage energy efficiency in all new and existing housing.**

Policy 6.1 Encourage the use of energy conserving techniques in the siting and design of new housing.

Policy 6.2 Actively implement and enforce all State energy conservation requirements for new residential construction.

Policy 6.3 Promote public awareness of the need for energy conservation.

SECTION 5: HOUSING GOALS AND POLICIES

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APPENDIX 1

APPENDIX 1A: PUBLIC OUTREACH EFFORTS

Stakeholder Workshop Summary, March 2015

Two stakeholder workshops were held on Wednesday, March 4, 2015 as part of the Fresno County Multi-Jurisdictional Housing Element. The first workshop was held at 10:00 a.m. at the City of Selma City Council Chambers. The second workshop was held at 2:00 p.m. at the City of Kerman Community Center. Workshop participants were presented with information about the legal requirements and content of a Housing Element, localized demographics, the process of certification, and most importantly, asked to share their thoughts on the major housing issues facing Fresno County residents; major barriers to affordable housing in the region; and how the cities, County, and community can work to address these issues and barriers. The following is a summary of comments received at the workshops:

- Finding financial resources to subsidize housing is the biggest issue. Cities want to provide affordable housing to accommodate all economic segments of the community, but the resources are very limited.
- Financing is a major constraint for affordable housing. Many affordable housing developments require five to six layers of funding to make a project feasible. The Legislature took away a key tool for funding affordable housing development – Redevelopment Agencies.
- While land may be readily available in many communities, some communities (particularly Reedley) are mostly built out and need to rely on annexing more land to accommodate housing needs. This requires willing sellers of land on the fringe, and creates a conflict between two very important goals: maintaining agriculture, which is the livelihood of many in the region, and accommodating housing needs to meet the Regional Housing Needs Allocation (RHNA).
- There are major policy and financial constraints to annexation in the county.
- Water and sewer capacity is generally an issue in the County.
- Unincorporated areas of the county, such as Lanare, do not have the water and sewer infrastructure to support existing services and demands by new development. These areas would need more scalable housing projects to create an equitable distribution of infrastructure improvements costs that are needed. These areas are often served by special districts, and the County is working with special districts to go after state funding.
- Self Help has a mobile home replacement program that could benefit residents in communities such as Lanare where a majority of residents live in mobile homes.

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- The County of Fresno is not in the “development business” relative to the unincorporated areas of the County. The County is in the resource preservation business. The County has and will continue to develop policies which direct growth to cities and unincorporated communities. The County has no control over special districts.
- The Friant Corridor provides an opportunity to accommodate a variety of housing needs for people of different income levels.
- The current drought condition and lack of water infrastructure is a major road block to providing more housing.
- California’s Cap-and-Trade Program provides funding for infrastructure improvements, but the current round of funding is more directed to large cities, such as Los Angeles, because it requires proximity to high quality transit, which is defined in such a way that many communities in the Valley are not eligible for funding.
- While jurisdictions do not always have “high quality transit” that meets the definitions required by the Cap-and-Trade Program, just adding a bus stop goes a long way for some funding programs in saying transit is available for an affordable housing project.
- There is a National Housing Trust Fund Program coming in 2016. In order to be eligible for funding, jurisdictions need to identify in their Consolidated Plans that they are intending to pursue National Housing Trust Fund monies. Consolidated Plans are documents discussing housing homelessness, business, and community development that cities are required to prepare in order to receive federal funding.
- Many funding programs (even the National Housing Trust Fund Program) require matching funds, and most jurisdictions do not have any matching funds available.
- The jurisdictions and organizations in Fresno County need to organize and advocate as a region to make affordable housing and infrastructure funding available to the region.
- The Leadership Council is working to advocate for funding for the rural communities in Fresno County and for the region as a whole.
- Development impact fees are high in some communities (in excess of \$40,000 per unit). Fee deferral programs and fee waiver programs help tremendously. These fee deferrals should be given to lower-income housing, not above moderate-income housing.
- Many communities have a need for migrant farmworker housing. Farm labor is becoming more permanent and less migrant. There is a need to invest in year-round farmworker housing.
- Many State or Federal-funded farmworker housing programs are challenging because they require documentation.
- Allowing development by-right, rather than with discretionary approval, is a key to removing barriers to development.

- NIMBYism (“Not-in-my-backyard”)/community sentiment toward affordable housing and density is an issue in many communities; however, recent examples of high-quality affordable housing go a long way in gaining community support and acceptance of low-income housing. There is a recent example in Selma of single family rental homes built using USDA funds. There is a long wait list for these rental homes.
- The City of Coalinga and other more remote cities in the county face significant challenges when trying to attract developers to a smaller market. These cities may have the land available, but the market for new development is not there.
- The primary reason for a lack of residential development interest is directly related to employment and/or the lack of jobs. The demand for housing exists, but not at a price point to make it attractive, or even feasible, for developers.
- Communities need to maintain a good balance between owner and renter occupancy.
- There aren’t as many funding programs for rental units. CDBG money for housing rehabilitation and down payment assistance is directed toward owner occupied units.

Stakeholder/Community Survey Results, March 2015

Following the stakeholder workshop, a survey was emailed to the 225 contacts on the email list asking for input to better understand the community’s housing needs and potential solutions to housing challenges facing the Fresno region. The survey asked the same questions posed to participants who attended the stakeholder workshop:

1. What are the major housing issues in Fresno County?
2. What are the barriers to affordable housing in Fresno County?
3. What can be done to address these issues and barriers?

Responses were collected through April 1, 2015. The following is a verbatim summary of the survey responses.

What are the major housing issues in Fresno County?

- The lack of affordable housing and large presence of slum lords.
- The need for permanent supportive housing for the homeless and very low-income people.
- Substandard housing, widespread poverty, and crime with disproportionate level of home ownership.
- We need more home ownership opportunities.
- I believe Fresno needs more Permanent Supportive Housing opportunities for individuals and families who are experiencing homelessness. As rents increase it appears that wages do not. This creates a gap in finding affordable housing.
- The scopes of HUD with the new NOFA make it very difficult for specialized programs to be sustainable. There are a multitude of needs that clients have on top of housing in order to successfully retain residents. Many of the long-term homeless population are not interested in housing and/or services.

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- High costs
- Long-term transitional or permanent housing for mentally ill or severely mentally ill is desperately needed. While Section 8 housing continues to be a great opportunity for many households, there are still so many waiting to access this housing resource. I know this is bigger than Fresno County, but really do folks on this program have to be given a "forever pass" on paying rent, when they are not even trying to work or pay rent like everyone else? And those who are now in desperate need of this, continue to live on the streets and try to work and live without a roof over their head...systemic ugliness...
- Prices - make residential fire sprinklers discretionary, not mandatory. These can easily add \$5,000 cost to each new home.
- Need homes for seniors in a gated community. Not apartments or condos but homes with a community room and activities. Similar to Del Webb retirement communities. Seniors from the Bay Area and Southern California want a place within California to retire but at a lower cost than their current location. They don't want to rent but want upscale homes with amenities for seniors.
- 1 - lack of low income housing stock! 2 - lack of code enforcement, especially in aging rental housing stock. Cases proceed at a snail's pace if at all. 3 - poorly planned transportation infrastructure. Insular development in housing tracts put nearest public transportation far from residents even if they were so inclined.
- 1. Affordable safe housing. 2. Poor housing conditions and the reluctance of landlords to maintain their rentals. 3. Blight in neighborhoods. 4. The fact that the city leaves the blighted areas and keeps moving in other directions leaving more blighted areas throughout the city. They should be revitalizing and decrease the new developments. Take care of what is here. 5. Lack of transportation and bus lines where current homes are located. 6. Lack of libraries and youth activities in neighborhoods. 7. Safety and police protection.
- Government regulation directing residents into high density housing where market demand is weak. Providing affordable housing for low and moderate income families. The high percentage of low and moderate income families in Fresno County.

What are the barriers to affordable housing in Fresno County?

- Funding to increase the housing stock.
- Not enough units available. Affordable units are generally in certain areas of town
- Poverty, education, lack of affordable homes to buy.
- The difference between the earnings of families in Fresno and the Fair Market Rents in the area is a huge barrier. The high unemployment rate leads to individuals and families not having the ability to sustain housing.
- The socioeconomic landscape in this region has very few wage earners that rise above the poverty line. Many of the chronically homeless population do not want to live in a structured environment with rules to adhere to. The process for application can be arduous.

- High costs.
- Housing "Programs with on-site supportive assistance for the Mentally Ill - Developmentally delayed, etc... need to be a priority in serving this population. Affordable housing has improved in general, however I believe that the rural areas are still need of places and probably construction of quality affordable housing, that is suitable for children and families. Other barrier is "where shall they live while the 'process' takes its long route?" Sometimes folks are without anything (to live in/at) while the housing process takes 6-8 weeks.
- Prices - Turn back the clock on the 2013 Title 24 Energy requirements. Make it discretionary if you want, but not mandatory. Adopt the 2010 energy code instead (and maintain it for 12 years), that doesn't add more money to the cost of a new home.
- Lower wages than other areas. While housing costs are lower in the area, the cost of most other things such as power, gas, a vehicle, insurance, etc. are just as high as other places in California. The wages are considerably lower here.
- 1 - lack of leadership. CDBG and other fund constantly diverted from required uses for low income housing and Homeless prevention. This failure to comply causes the federal funds to be decreased. 2 - low priority with the city. A failure of leaders to recognize lack of housing, food and health security are directly linked to increasing crime and neighborhood degradation. 3 - continue poor mass trans investment. Focus on buses to exclusion of all others. Transportation that does exist is completely focused at getting people to shop verses getting them to work!
- 1. Lack of income. 2. Safety for families 3. Police protection 4. Lack of income for deposits and moving costs.
- Government regulations and fees and limited resources to provide incentives to build affordable housing. Prevailing wage laws attached to incentives raises the cost to construct thus requiring a greater incentive to offset the increased cost thereby reducing or eliminating the incentive.

What can be done to address these issues and barriers?

- Participation and communication among all community groups/partners about how and where to access and utilize various funding sources.
- Provide access and funding for permanent supportive housing and allow affordable housing in all parts of the city.
- Sweat equity homes rather than more Section 8. We need more home buyer programs with budgeting and credit education.
- I believe that we as a community need to continue our work through our Fresno Madera Continuum of Care of a Coordinated Assessment and Housing System. I also feel that more affordable housing units would address some of these barriers. I would like to see more Owners and Property Management participating in the efforts to end homelessness in our community.

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- Become more inclusive of other agencies, including faith based organizations, law enforcement, grass roots partners to address ways to support each other in meeting the same goals. Adopt the Housing First model in actual practice vs. theory. Lots of varied interpretation to what that means.
- Lower prices.
- Temporary housing facilities will help these people and families stay safe, and healthy while the process completes. Many are lost along the way, and make bad decisions to live with the wrong people because their choices are extremely limited....and then the good housing is lost.
- Return to a much easier BRACED Wall system in the Code instead of the rigid, convoluted, confusing system in the 2013 Code that requires a lateral analysis by a registered engineer. This adds thousands to the cost of a new home. Eliminate the Code requirement for a Soils Report in most Central Valley Areas. This also adds thousands to the cost of a new home. The recent California Building Codes have no regard for cost.
- 1 - comply with CDBG and other block grant directives to ensure maximum funding. 2 - well built houses in well planned, income integrated communities, will likely lead to decreased need for code enforcement. 3 - stop pointing the finger outside of Fresno. Take responsibility for the mess we have created by focusing all development north and north west while abandoning successive widening concentric layers of degraded neighborhoods. 4 - Redevelopment like CDBG was funneled toward continued northward development up to and including River Park. This mentality must stop at the top! We will not solve these problems but transporting everyone to River Park to shop. 5 - Take advantage of all funding streams. Be innovative and insure no dollars are left on the table. Prioritize housing security. We cannot police our way out of crime. It's never worked and never well. Healthy neighborhoods are the key.
- 1. Provide adequate services to all. 2. Add more bus lines to service all areas of Fresno equally. 3. Provide neighborhood parks and take care of them as it is done throughout the city. 4. Provide libraries and activities in neighborhoods that are accessible. Traveling 5 to 10 miles to reach the nearest library is crazy. There is not even a bus line that will take you there. 6. Bottom line - police protection, services and activities, removing blight in neighborhoods, holding landlord accountable and fixing their areas. The city also allows blight to occur on their property as well. Grass is growing out of control, weeds are present, graffiti, broken items left out in the lots and streets. Code enforcement should be more present in the areas.
- Provide more Federal and State resources to the jurisdictions in Fresno County. Eliminate the prevailing wage requirement when government funds are used.

Public Comments Received

City Council and Planning Commission Study Sessions

City of Kerman (June 3, 2015)

- No public comments were received.

City of Kingsburg (June 3, 2015)

- No public comments were received.

City of Coalinga (June 4, 2015)

- Planning Commissioner questioned the usefulness of using countywide median-income to establish affordability limits for the various income groups.
- City Council and Planning Commission commented on the impacts to rental housing due to out-of-town owners not maintaining their properties. Suggested a program or revised program could address code enforcement of rental properties.
- City Council and Planning Commission requested a new program be added or existing program be revised to add language that the City would assist homeowners with housing maintenance training. This was also suggested as a requisite for individuals seeking first time homebuyer assistance.

County of Fresno Planning Commission (June 4, 2015)

- A member of the public commented on the need to comply with SB 244 – assess the provision of services to disadvantaged unincorporated communities.
- Planning Commission was concerned about the lack of infrastructure capacity and lack of water to accommodate new housing.
- Staff responded that SB 244 assessment will be addressed as part of the County’s General Plan comprehensive review process. Staff also noted that Appendix B contains a detailed assessment of the County’s previous Housing Element implementation programs.
- A member of the public commented the County should expand its outreach efforts to bring more people to public meetings and would like to see a detailed comparison of old County Housing Element policies with the new regional Housing Element policies.

City of Mendota (June 9, 2015)

- No public comments were received.

City of San Joaquin (June 9, 2015)

- No public comments were received.

City of Clovis (June 15, 2015)

- No public comments were received.

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City of Selma (June 15, 2015)

- No public comments were received. Residents commented on a related item – the City’s Residential Rehabilitation Loan Program Guidelines and indicated there is a great need for such program in the community.

City of Reedley (June 15, 2015)

- Editorial comments provided by a Council member.

City of Fowler (June 16, 2015)

- No public comments were received.

City of Huron (June 17, 2015)

- No public comments were received.

City of Parlier (June 17, 2015)

- Resident voiced his support for Housing Element and thinks that it includes housing programs that are much needed in the community, such as rehabilitation assistance and homebuyer assistance. However, the City also needs green space. The City needs to balance both needs.
- Resident voiced her concern regarding providing more lower-income housing in the community. Most new units being built in the City are for lower-income households. Middle income households are not able to qualify for these units and must look for housing elsewhere in other communities. The City needs to build more middle-income housing.
- Resident commented on the need for better fire and police services to go along with additional housing, particularly multifamily housing.

County of Fresno Board of Supervisors (July 14, 2015)

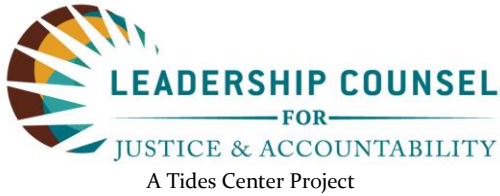
- Leadership Counsel for Justice and Accountability: The Housing Element should include more concrete actions and measurable objectives. Lack of infrastructure is a significant constraint; the Housing Element should include plans to make infrastructure available in specific community areas. The County should consider inclusionary housing policy as a strategy for providing affordable housing.
- BIA Fresno/Madera Counties: BIA believes that inclusionary housing policies constitute a taking of property rights and would strongly oppose such efforts by the County.

City of Sanger (July 16, 2015)

- No public comments were received.

Other Public Comments

- Letter emailed on July 16, 2015, from the Leadership Council for Justice and Central California Legal Services and Accountability (see below)
- Email on July 17, 2015, from Self-Help Enterprises (see below)



July 16, 2015

Lindsey Chargin, Senior Regional Planner
Fresno Council of Governments
2035 Tulare Street, Suite 201
Fresno, CA 93721

Sent Via Email

Re: Comments on May 2015 Public Review Draft of the Fresno Multi-Jurisdictional
2015-2023 Housing Element

Dear Ms. Chargin:

We are writing to provide comments on the Public Review Draft of the Fresno Multi-Jurisdictional 2015-2023 Housing Element dated May 2015 (Draft Housing Element). Through our comments, we aim to assist you in creating a Final Housing Element that satisfies the requirements of the state housing element law as well as state and federal fair housing and civil rights laws for each participating jurisdiction (collectively, jurisdictions). While we appreciate this opportunity to provide comments of the 2015 Public Review Draft prior to submission to California's Department of Housing and Community Development (HCD), we will continue to review and, as necessary, identify deficiencies in and needed revisions to the Draft Element during HCD's review period.

Leadership Counsel for Justice and Accountability's (Leadership Counsel's) mission is to work alongside residents of the most disadvantaged communities in California's Central Valley and Coachella Valley to advocate for sound policy and eradicate injustice to secure access to opportunity regardless of wealth, race, income or place. Leadership Counsel works with hundreds of low-income residents and communities across Fresno County to ensure that land use planning and public and private investment responds to the needs of low-income communities, to seek solutions to basic infrastructure and service deficiencies plaguing disadvantaged communities, expand opportunities for affordable housing countywide, and promote robust public process that supports the involvement of all Fresno residents.

Central California Legal Services' (CCLS') mission is to Advance Justice and Empower People in the Central Valley. Over its almost 50-year history, CCLS has advocated for equity and opportunity for the low income populations of the Valley. The undersigned organizations are well positioned to provide the County with informed comments regarding the housing-related needs of Fresno's low-income residents and the opportunities available to address those needs.

In enacting state housing element law, the California legislature declared:

Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.” Gov. Code § 65580 (d).

For the reasons set forth in our comments below, the Draft Housing Element fails to satisfy the letter and the spirit of state housing element law and other applicable state and federal housing and civil rights legal requirements to facilitate the provision of housing to meet the needs of all economic segments of the community. In its analysis, policies, and programs, the Final Housing Element can and must do more to advance the attainment of decent housing and a suitable living environment for all Fresno residents. Gov. Code § 65580(b).

We thank you for your consideration of our comments, and we look forward to working with you to create a Final Housing Element that fully complies with all applicable laws and regulations, and meaningfully facilitates the provision of adequate housing in the jurisdictions to which this Housing Element applies. Leadership Counsel and CCLS will submit additional comments on their own behalf and on behalf of their clients throughout the remainder of the housing element update and adoption process. Please contact Ashley Werner with Leadership Counsel for Justice and Accountability, at (559) 369-2786 and Gillian Sonnad at (559) 570-1238 to find a time to discuss these comments in person or otherwise discuss future revisions and development of the Housing Element.

1. The Jurisdictions Have Yet to Satisfy the Requirement of Government Code § 65583(c)(8) to Make a Diligent Effort to Achieve Participation of All Economic Segments of the Community

Government Code § 65583(c)(8) requires local governments to make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element and to describe these efforts in the housing element. The California Department of Housing and Community Development (HCD)’s “Building Blocks for Effective Housing Elements”¹ (Building Blocks) elaborates on Government Code § 65583’s public participation requirement. For the reasons set forth below, the public participation process described in the Draft Housing Element demonstrates that the jurisdictions have yet to satisfy the requirements of Government Code § 65583(c)(8).

a. The Jurisdictions Have Failed to Make a Diligent Effort to Achieve Participation of Low-Income Residents, Affordable Housing Developers and Advocates, and Other Stakeholders

Building Blocks identifies approaches to public participation that jurisdictions may use to comply with Government Code § 65583(c)(8)’s requirement to make a diligent effort to achieve participation of all economic segments of the community. These approaches include visiting neighborhoods and participating in local events; use of direct mail, radio spots, and local print

¹ Available online at <http://www.hcd.ca.gov/housing-policy-development/housing-element/>

and electronic media such as a neighborhood newsletter to advertise opportunities for participation; and the use of mobile resources with interactive presentations during the input and implementation stages among others. Building Blocks advises jurisdictions to “always consider the ethnic composition of the target audience and use communication tools that are language-appropriate and culturally sensitive”.

These Jurisdiction’s efforts to solicit public participation during the preparation of the Draft Housing Element fall far short of the “diligent effort” to achieve the participation of all economic segments of the community Government Code § 65583(c)(8) as described in Building Blocks. The Draft Housing Element states that the housing element public participation process conducted by the thirteen participating jurisdictions during its preparation consisted of two community workshops held respectively at the City of Selma’s City Council Chambers and at the City of Kerman’s Community Center. p. 1-20; 1B-1. The Draft Housing Element does not describe efforts made to inform the public of the workshops or to achieve participation by all economic segments of the community nor does it state how many people and who attended. The Draft Housing Element also states that, following publication of the document, the jurisdictions held workshops respectively for their respective decision-making bodies and that the Housing Element will undergo mandated review by HCD. Appendix A also indicates that the jurisdictions conducted a housing needs survey sent to an email contact list. These actions do not reflect the inclusive, interactive, ongoing, and culturally-competent approaches to public participation aimed at achieving the participation of all economic segments of the community identified in Building Blocks.

To satisfy Government Code § 65583(c)(8), the jurisdictions should create additional opportunities for public engagement in the housing element update reflective of those set forth in Building Blocks and revise the Draft Housing Element to reflect feedback obtained through those efforts. Supplemental public outreach efforts that the County should take include but are not limited to the following:

- holding interactive housing element workshops in at least three disadvantaged unincorporated communities (DUCs), including fringe and island communities located adjacent to or near participating cities and legacy communities as defined by Government Code § 65302.10 . As many low-income residents in these communities lack personal vehicles and many DUCs are not served by efficient public transportation, residents of DUCs are most likely to attend workshops held in their own community. The jurisdictions should partner with community residents and/or community-based organizations with ties to the community to plan and perform effective outreach for the workshops;
- conducting targeted outreach to and stakeholder interviews with members of special needs populations and protected classes, including but not limited to farmworkers, the elderly, members of large-families and single-headed households, people of color and non-English speakers;
- soliciting completion of the community survey performed by the jurisdictions by low-income and special needs residents, including by the jurisdictions’ housing division and

other city and county staff during their interaction with residents in the course of performance of their duties.

- advertising opportunities to participate in and provide feedback on the housing element update in non-English language print media, radio and television, including media in Spanish, Hmong, and other languages spoken by Fresno County residents. Examples of non-English media outlets include Univision, Radio Bilingue, Hmong TV, and the Vida en el Valle publication among others. Many of these media outlets offer free advertising space for public service announcements.

The Final Housing Element should document these additional efforts to achieve public participation by all economic segments of the community and explain how input received through those efforts is incorporated therein. Leadership Counsel is willing to support the jurisdictions in planning these additional public outreach efforts.

b. The Draft Housing Element Fails to Incorporate Public Comments

Building Blocks states that, as part of the requisite analysis pursuant to Government Code § 65583, the housing element must “[d]escribe who was invited to participate, which groups actually participated, general comments received and how comments were incorporated into the housing element.”

While the Draft Housing Element identifies individuals and comments who received notice of housing element workshops and generally describes comments made by workshop participants, it does not respond to the comments made or describe “how comments were incorporated” therein. In fact, from a comparison of the description of comments made during the public workshops contained in Appendix A and the body of the remainder of the Draft Housing Element, it appears that many of the comments were not in fact incorporated into the needs analysis or housing plan at all.

The Final Housing Element must meaningfully incorporate public comments received as called for by the Building Blocks.

c. The Final Housing Element Must Identify Efforts the Jurisdictions Will Take to Achieve Broad Stakeholder Participation in Housing Element Implementation

Building Blocks states that the Housing Element must “[d]escribe any ongoing efforts to engage the public and stakeholders in the implementation of the housing element.” Building Blocks states that jurisdictions should invite a wide array of groups to participate in the housing element implementation process and recommends that jurisdictions establish an ongoing housing element update and implementation committee to oversee the update and implementation.

While the Draft Housing Element includes programs such as rental rehabilitation and down payment assistance programs that by their nature require the participation of individual members of the public in their implementation in each jurisdiction, the Draft Housing Element fails to

describe efforts the jurisdictions will make to engage residents and stakeholders with respect to housing element implementation on an ongoing basis as called for by Building Blocks.

To support effective implementation of the housing element in a manner that ensures diverse stakeholder representation from all economic segments of the community, the Final Housing Element should include a program for each jurisdiction to establish a Housing Element Implementation Advisory Committee. The Committees should include representation by extremely low, very low, and low-income residents; residents of disadvantaged unincorporated communities; farmworkers; disabled residents; the elderly; members of single-headed households; members of large families; and members of other special needs populations and protected classes. The Committees should also include representation by local affordable housing and market-rate developers, affordable housing advocates, community development specialists, finance professionals, and other stakeholders with an interest in the preservation and development of affordable housing.

The Housing Element Implementation Committees will provide on-the-ground insight into the housing of the respective jurisdiction's residents and barriers to affordable housing; oversee and provide feedback on Housing Element implementation; and identify opportunities to modify and expand upon policies and practices to improve its respective jurisdiction's ability to facilitate the preservation and development of affordable housing. The Committees will also participate in the preparation and review of the annual housing element progress report as well as future Housing Element updates for each jurisdiction.

2. The Draft Housing Element Fails to Adequately Analyze and Respond to Effectiveness of Past Performance

The Draft Housing Element fails to adequately analyze the past performance of the jurisdictions and respond appropriately through the policies and programs contained therein. A few examples of the Draft Housing Element's inadequate analysis and response to past performance include the following:

- “Senior Housing....The City continues to pursue affordable housing opportunities for seniors in the community...This program is included in the 2015 Housing Element to address the needs of special needs groups.” (Appendix 2I: City of Parlier, p. 21-42).

The Draft Housing Element does not state any specific actions it has taken to pursue affordable housing opportunities for seniors in the community and if in fact any such housing has been constructed as a result of these efforts. Accordingly, the Draft Housing Element proposes to include the Senior Housing program without modifications that could ensure more effective implementation.

- “The Code Enforcement Officer is responsible for enforcing regulations...Continue code enforcement efforts.” (Appendix 2H: City of Mendota, 2H-44)

The Draft Housing Element does not provide information about the actions taken to enforce City regulations, the success of those efforts, and the remaining extent of code violations. Accordingly, the Draft Housing Element proposes no modifications to the program which would allow for more effective code enforcement and the targeting of code violations which have a particular impact on the community.

- “The City continues to encourage infill development. However, future growth is anticipated to occur in the SOI. The City updated the General Plan to expand the SOI...This program is not included in the 2015 Housing Element.” (Appendix 2I: City of Parlier, 2I-36)

The Draft Housing Element does not state specifically what the City of Parlier has to encourage infill development. In fact, the description of the City’s activities indicate that the City has taken actions to expand the SOI which may conflict with this program. The Draft Housing Element also does not explain its removal of the program from the 2015 Housing Element if in fact the City intends to continue to encourage infill development.

With respect to Fresno County, the Draft Housing Element reviews the “past performance” of a fourth cycle housing element which is still in draft form. 2A-133. As the County’s fourth cycle housing element has not yet been approved by the Board of Supervisors or HCD and is not subject to implementation, a review of the County’s progress in implementing its third cycle housing element as well as goals and policies in the County’s General Plan relating to housing (e.g., Policy, ED-B-14²; Goal H-D, Policies H-D.1 & H-D.5).

The Final Housing Element must include improved analyses of past performance for each jurisdiction which identifies the specific actions taken by the jurisdictions to implement their current housing elements, the success or failure of the jurisdictions in accomplishing the goals of the programs, and incorporation or deletion of policies and programs in the Final Housing Element that respond to this analysis.

3. The Draft Housing Element Fails to Identify Specific Program Actions Which Will Have Beneficial Impacts Within the Planning Period

Government Code § 65583(c) provides that each housing element shall contain:

“A program which sets forth a schedule of actions during the planning period, each with a timeline for implementation,... such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element...”

Building Blocks further states that:

² This policy provides that facilities in the Friant-Militeron area, once developed, should include moderately priced multifamily employee housing. This provision is proposed for deletion by the County in its pending General Plan revision.

“Programs are the specific action steps the locality will take to implement its policies and achieve goals and objectives. Programs must include a specific time frame for implementation, identify the agencies or officials responsible for implementation and describe the jurisdiction’s specific role in implementation.” (underline added)

Most of the programs identified in the Draft Housing Element use broad and vague language which fails to commit the respective jurisdiction to take specific action such that the programs will have a beneficial impact during the planning period. The Draft Housing Element further fails to identify a deadline for the completion of many of the program actions identified.

A few of the many available examples of Draft Housing Element program actions, often used repetitively in several jurisdictions, that fail to satisfy Government Code § 65583(c) include:

- “Annually contact affordable housing developers to explore affordable housing opportunities” (Appendix 2C: City of Coalinga p. 2C-2, Appendix 2E: City of Huron, p. 2E-2, Appendix 2H: City of Mendota, p. 2H-2, Appendix 2J: City of Reedley, p.2J-2)

The Draft Housing Element contains no discussion of whom the jurisdictions plan to contact nor what potential opportunities they will offer and explore

- “Continue to encourage mixed use and higher density housing through implementation of the General Plan” (Appendix 2A: County of Fresno, p. 2A-1)

The Draft Housing Element identifies no specific actions the County will us to “encourage” mixed use and higher density housing nor is there discussion of which general plan policies will facilitate higher density housing. (Note, the County’s 2014 Annual Progress Report on the implementation of its 2002 General Plan states that the County has failed to implement many General Plan policies due to budgetary constraints.)

- “Continue to promote density bonus, flexible development standards, and other incentives to facilitate affordable housing development” (2A-3, See also Appendix 2D: City of Fowler, p. 2D-2, Appendix 2-E: City of Huron, p. 2E-2, Appendix 2H: City of Mendota, p. 2H-2, Appendix 2J: City of Reedley, p.2J-2)

The Draft Housing Element fails to identify specific actions that jurisdictions will take to promote these incentives.

- “Establish to the extent feasible, issuance of permits to County residents and developers via the Internet.” (2A-3)

The Draft Housing Element does not establish a deadline by which this program must be implemented.

- “Complete comprehensive Zoning Ordinance update to address the density bonus provisions in 2016” (2A-5)

The Draft Housing Element must provide a date specific by which the Zoning Ordinance update will be completed. The program should also specify that the Ordinance will comply with state density bonus law.

- “Continue to support and encourage the provision of vouchers to qualifying Fresno County households.” (2A-8)

The Draft Housing Element identifies no specific actions to so support and encourage the provision of vouchers.

The Final Housing Element must include revised program actions for each jurisdiction that identify “specific action steps” the respective jurisdiction will take, the “specific timeframe” for the actions, and the jurisdiction’s “specific role” in implementation. Building Blocks.

4. The Draft Housing Element Fails to Identify Infrastructure and Service Barriers to Affordable Housing and to Adopt Measures to Mitigate and Eliminate Those Barriers

Many low-income disadvantaged unincorporated communities (DUCs) in Fresno County lack basic infrastructure and services, including potable water and sewer service. The lack of water and sewer service in these communities poses a health threat to existing residents relying on water contaminated by arsenic, nitrates, and/or fecal chloroform for their everyday needs while also preventing new development of affordable housing and needed retail outlets on vacant and underutilized parcels.

The Draft Housing Element fails to identify the infrastructure and service deficits impacting DUCs as governmental and non-governmental constraints to the maintenance, improvement, and development of housing for all income levels and fails to adopt goals, policies, or programs to mitigate and eliminate the barrier³. The Draft Housing Element is therefore inadequate and at odds with fair housing and civil rights laws by failing to address a housing-related public health and safety threat that primarily impacts low-income residents of color. 42 U.S.C. § 2000d; 42 U.S.C. §§ 3601-3619; Gov. Code § 65583(a)(5)&(6); Gov. Code § 11135; Building Blocks, Program Actions.

Pursuant to Senate Bill 244, all jurisdictions in California must, upon the next revision of their housing element, identify DUCs within their sphere of influence, inventory the basic infrastructure and service needs of these communities, and identify possible funding sources that could support the resolution of these deficiencies. Gov. Code § 65302.10. The Final Housing

³ The Draft Housing Element includes the general statement that, “Maximum allowable densities may not always be achievable in many jurisdictions due to various factors including environmental constraints and lack of infrastructure.” p. 3-6. This statement does not identify or examine the lack of water and sewer infrastructure and service as a specific barrier impacting DUCs.

Element must include policies and programs confirming that the jurisdictions will timely comply with SB 244. The Final Housing Element must also include policies and programs committing them to prioritizing the resolution of infrastructure and service needs identified in the SB 244 analysis and creating and implementing a schedule of actions to resolve the prioritized needs, including but not limited to the initiation of feasibility studies, active support for consolidation of services where warranted by feasibility studies⁴, and the pursuit of funds and other resources to support these activities.

a. The Draft Housing Element Fails to Adequately Identify or Mitigate Drought-Related Barriers to Housing Opportunity

The Draft Housing Element fails to consider and identify programs and policies related to the current drought and changing paradigms for water availability and management practices. Fresno is facing a record drought right now which is putting communities and jurisdictions at risk of running out of water and / or losing ability to expand water service due to diminished capacity and increased water costs. The Final Housing Element must assess and include policies and program actions to address current and the likelihood of continued water scarcity, diminished capacity, and increased water costs on housing production and the ability of all economic segments of the community, including low-income residents, to access decent housing and a suitable living environment. Similarly, it is anticipated that changes in precipitation patterns will alter availability and quantity of water in the long term. The Final Housing Element must consider and address this likelihood.

Changing mandates - in particular the Sustainable Groundwater Management Act - require increased coordination and consistency among water management goals and land use plans. The Draft Housing Element fails to acknowledge or address how it will comply with new mandates and facilitate sustainable water management practices in ways that ensure housing needs are met for all income groups.

2. The Draft Housing Element Fails to Adequately Identify or Adopt Programs to Address Habitability Barriers to Housing Opportunity

The Housing Element must include programs which will “conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action” (Government Code Section 65583.(c)(4)). As identified in the Housing Needs Assessment, “maintaining and improving housing quality is an important goal for communities” (Section 2: Housing Needs Assessment p.2-28). Furthermore, Building Blocks states that the programs “should be tailored to the results of the analyses and specific local situations.”

⁴ Senate Bill 88 and Assembly Bill 115 authorize the State Water Resources Control Board to order water system consolidation where necessary to ensure that customers of small water systems have access to safe and affordable drinking water.

However, such analysis is largely absent from the Draft Housing Element, including discussion and analysis of how local conditions and circumstances impact code enforcement activities. The programs that the Draft Housing Element provides relating to habitability are also vague and do not have timelines identified. Several jurisdictions have programs which simply commit to making information about rehabilitation and other intervention opportunities available through their websites but do not discuss specific steps they will take to encourage or facilitate participation in the programs. The following are just a few examples of the programs which do not adequately identify or address habitability barriers to housing opportunity:

- “Continue to enforce property maintenance standards and abate substandard structures through Code Enforcement and various housing rehabilitation programs”(Appendix 2A p. 2A-7, Appendix B, p. 2B-5)

The Program does not state how this will be accomplished and what specific habitability issues or enforcement challenges the jurisdiction will address.

- “Continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with city codes”(Appendix 2C p. 2C-5, Appendix 2D p. 2D-5, Appendix 2E p. 2E-6, Appendix 2F p. 2F-6, Appendix 2G p. 2G-6, Appendix 2H p. 2H-6, Appendix 2I p. 2I-5, Appendix 2J p. 2J-6, Appendix 2K p. 2K-6, Appendix 2M p. 2M-7)

Again, the program fails to state specific actions the jurisdiction will take to bring substandard housing units and residential properties into compliance with city codes. The Draft Housing Element further fails to identify any specific habitability issues or enforcement challenges that exist in the jurisdiction and how they will be addressed through program actions.

The Final Housing Element must include programs which adequately and specifically identify and address the barriers created by habitability in each jurisdiction.

3. The Draft Housing Element Fails to Adequately Analyze and Mitigate the Housing Needs of Special Needs Populations

Government Code § 65583(a)(7) requires that housing elements include an analysis of special housing needs in the jurisdiction, including but not limited to those of the elderly, persons with disabilities, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter. Building Blocks states that, a “thorough analysis of special needs helps a locality identify groups with the most serious housing needs in order to develop and prioritize responsive programs.” Building Blocks continues to state that, “[t]he analysis of each special needs group should include the following:

- “quantification of the total number of persons and households in the special housing needs group, including tenure, where possible.”

- “A quantification and qualitative description of the need, including a description of the potential housing problems faced by the special needs groups, a description of any existing resources, and an assessment of unmet needs.”
- “Identification of potential program or policy options and resources to address the need.”

Building Block further specifies additional subjects of analysis for each special needs group identified in Government Code § 65583(a)(7) which jurisdictions should consider in designing appropriate programmatic responses. The Draft Housing Element includes generic information about housing needs typically faced by specific special needs groups identified in Government Code Section 65583(a)(7) and only a cursory and incomplete analysis of the specific needs of members of those groups in Fresno County and the participating jurisdictions. The Draft Housing Element’s analysis fails to satisfy the requirements set forth in Government Code § 65583(a)(7) and undermines the analysis’ purpose to allow jurisdictions to prioritize and develop programs that respond to the most pressing housing needs.

a. The Draft Housing Element Does Not Adequately Identify and Respond to the Housing Needs of Large Households

With respect to large households, the Draft Housing Element states that the “most critical housing need of large households is access to large housing units with more bedrooms than a standard three-bedroom dwelling.” 2-44. The Draft Housing Element however provides no specific information about the actual extent of overcrowding among large households in Fresno County or any of the participating jurisdictions, although it states that about 10% of households in Fresno County are overcrowded. 2-33. In addition, the portion of the Needs Assessment pertaining to large households does not provide data or anecdotal information regarding other housing needs of large households in Fresno County or the participating jurisdictions that would allow it to determine that access to large housing units is in fact the most critical housing need of large households and to consider those needs in developing and prioritizing programs to address the needs of this population.

The Draft Housing Element adopts one policy, Policy 4.4, specifically addressing the needs of large households. It states, “Encourage development of affordable housing units to accommodate large households (three and four bedroom).” 5-4. Based on our review of the Action Plans for the participating jurisdictions, the Draft Housing Element includes no programs for implementation by any of the jurisdictions specifically aimed at addressing the identified need of large households of access to large housing units to alleviate overcrowding among this population. The Final Housing Element must include specific program actions for each jurisdiction that implement Policy 4.4 and address governmental constraints to the attainment of larger housing for large households. Gov. Code § 65583(c). Such program actions could include the enactment of fee waivers, the relaxation of set back and maximum lot coverage requirements, the implementation of other specific incentives as appropriate to specific jurisdictions, and the modification of zone district requirements to eliminate governmental constraints to and encourage the development of housing for large families.

In addition, jurisdictions can target large low-income households for the allocation of rental and down-payment assistance in order to help these households overcome the cost barrier to attaining larger housing. Jurisdictions should also commit to strategically pursuing funds and partnerships with non-profit and private housing developers to undertake housing development projects that will meet the needs of large households for larger housing.

These program actions and others the Final Housing Element should identify to address the governmental and non-governmental constraints to the attainment of housing by larger households.

4. The Draft Housing Element Fails to Adequately Address the Needs of Identified Extremely Low Income Households in Several Jurisdictions

As set forth in Government Code § 65580 (d) the jurisdictions must “make adequate provision for the housing needs of **all economic segments** of the community” (emphasis added). The Draft Housing Element acknowledges the difficulties faced by extremely low income households, stating “this income group is likely to live in overcrowded and substandard housing conditions” and that “without adequate assistance this group has a high risk of homelessness.” (Section 2 p. 2-59). The Needs Assessment also identifies jurisdictions with very high rates of extremely low income households.

However, the Draft Housing Element completely fails to respond to the needs of this vulnerable population for safe and affordable housing through specific goals, policies and program actions. Instead, Policy 1.2 simply states that the jurisdictions will “facilitate development of new housing for all economic segments of the community, including extremely low-, very low-, low-, moderate-, and above moderate-income households.” (Section 5: Housing Plan, p. 5-1). Based on our review of the Action Plans for the participating jurisdictions, the Draft Housing Element includes no program actions for implementation by any of the jurisdictions specifically aimed at addressing the identified needs of the extremely low income population and the factors which continue to negatively affect it, such as overcrowding and substandard housing conditions. As discussed above, the Draft Housing Element’s programs relating to code enforcement are also inadequate and as pointed out in the needs assessment, the failure of these programs will disproportionately affect the extremely low income households.

The impact of the Draft Housing Element’s failure to include specific program actions to address barriers to affordable housing for extremely low income households is compounded by the failure of several jurisdictions to complete and implement a fourth cycle housing element. In addition, the lack of a fourth cycle housing element in certain jurisdictions makes it difficult to determine the extent of the existing extremely low income housing stock and housing problems impacting that stock.

The Draft Housing Element shows a large disparity between the jurisdictions’ current extremely low income populations and percentage of housing they plan to build for extremely low income:

- Fresno County has 12% ELI population and the new ELI build plan is 3% for ELI. (Section 2 p. 2-60, Appendix 2A p. 2A-11, Table 2A-1)
- Reedley has 10% ELI population and the new build plan is 5% for ELI. (Id., Appendix 2J p. 2J-11, Table 2J-1)
- Huron has 30% ELI population and the new build plan is 12% for ELI. (Id., Appendix 2E p. 2E-9, Table 2E-1)
- Kingsburg has 13% ELI population and new build plan is 3% for ELI. (Id., Appendix 2G p. 2G-10, Table 2G-1)
- Mendota has 21% ELI population and new build plan is 4% for ELI. (Id., Appendix 2H p. 2H-10, Table 2H-1)
- San Joaquin has 20% ELI population and new build plan is 5% for ELI. (Id., Appendix 2K p. 2K-1, Table 2K-1)
- Parlier has 15% ELI population and new build plan is .05% for ELI. (Id., Appendix 2I p. 2I-9, Table 2I-1)
- Clovis has 6.5% ELI population and new build plan is .02% for ELI. (Id., Appendix 2B p. 2B-0, Table 2B-1)

While Draft Housing Element fails to plan for new ELI housing development in proportion to the ELI share of the population for the jurisdictions, the Draft Housing plans for excessive shares of moderate and above moderate income housing development across the jurisdictions and in particular, in higher income jurisdictions such as Clovis (build plan of 90% moderate and above moderate housing) which have extremely limited housing affordable to low-income populations.

The Final Housing Element must plan, through specific program actions with clear deadlines and assigned responsibilities, to make housing opportunities available to meet the needs of extremely low income households.

5. The Draft Housing Element Fails to Adequately Affirmatively Further Fair Housing Opportunities for All Fresno Residents

Government Code § 65583(c)(5) provides that, in order to make adequate provision for all economic segments of the community, the actions that a local government commits to take pursuant to that section “[p]romote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.” Local governments are further bound to affirmatively further fair housing opportunities through various other state and federal rules and regulations. 42 U.S.C. § 2000d (Title VI of the Civil Rights Act of 1964); 42 U.S.C. §§ 3601-3619 (the Fair Housing Act); 24 C.F.R. §§ 91.225(a)(1), 91.325, 570.303, 570.304(a); Cal. Gov. Code §§ 11135.

The final “Affirmatively Furthering Fair Housing” rule (AFFH Rule) recently issued by HUD⁵ states that “affirmatively furthering fair housing” (AFFH) means:

⁵ Available online at http://www.huduser.org/portal/sites/default/files/pdf/AFFH_Final_Rule.pdf

“...taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a program participant’s activities and programs relating to housing and urban development.”

The programs described by several jurisdictions do not identify any specific actions or steps they will take to further fair housing opportunity throughout the jurisdiction and instead only include references to how the jurisdiction will advertise fair housing resource information on their public sites and offices. Examples of such inadequate programs include the following:

- “Actively advertise fair housing resources at the public counter, community service agencies, public libraries and City website” (2H p. 2H-9, 2J p. 2J-10, 2I p. 2I-9, 2K p. 2K-9, 2D p. 2D-8)(How does advertising currently existing resources affirmatively further fair housing)
- “Refer fair housing complaints to HUD, DFEH, and other housing agencies” (2A p. 2A-11, 2C p. 2C-8) (How does advertising currently existing resources affirmatively further fair housing)

The Draft Housing Element must do more to identify barriers to and affirmatively further fair housing opportunities in each jurisdiction and throughout the planning area.

a. The Housing Elements Must Identify and Mitigate Patterns of Racially and Ethnically Concentrated Poverty and Segregation

To comply with state and federal fair housing requirements, the Final Housing Element must identify patterns that exist of racial and ethnic segregation and racially and ethnically concentrated poverty in Fresno County and each of the participating jurisdictions, describe factors contributing to such segregation and concentrated poverty, and identify and adopt policies and programs to promote housing opportunity and access to opportunity broadly for all residents regardless of protected status. 42 U.S.C. §§ 2000d, 3601-3619; 24 C.F.R. §§ 91.225(a)(1), 91.325, 570.303, 570.304(a); Gov. Code § 65583(c)(5); Cal. Gov. Code §§ 11135.

The San Joaquin Valley Fair Housing and Equity Assessment (FHEA)⁶, which HCD encourages local governments to use in the development of their housing elements to meet AFFH

⁶ The FHEA was prepared in April 2014 in fulfillment of a HUD Sustainable Communities Grant and is available online at <http://www.frbsf.org/community-development/files/SJV-Fair-Housing-and-Equity-Assessment.pdf>

requirements⁷, finds that Fresno County has among the highest rates in the San Joaquin Valley of both white segregation and Hispanic / Latino, African American, and Asian American segregation based on its census block group analysis.⁸ pp. 20-23. The FHEA finds that lower income communities of color throughout the San Joaquin Valley lack essential resources and amenities that allow individuals to integrate into the mainstream economy, become middle class, access health care, and become civically engaged. e.g., p. 33.

The Draft Housing Element fails to even mention – let alone meaningfully address through policies and programs which will have a beneficial impact on residents within the planning period – the documented persistence of patterns of racial and ethnic segregation, concentrated poverty, and disparities in access to opportunity between lower income communities of color and more affluent communities in and among jurisdictions in Fresno County.

Further, the Draft Housing Element contains no policies or programs which specifically commit the jurisdictions to take actions to further affordable housing opportunity throughout the jurisdictions. Element Goal 5, the only goal which specifically addresses the County's requirement to AFFH, reads, "Promote housing opportunities for all residents regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level". The two policies which the Draft Housing Element proposes to implement Goal 5, Policy 5.1 and Policy 5.2⁹, do not commit the jurisdictions to taking any specific action to alleviate continued racial segregation and further housing opportunity in higher income and higher opportunity neighborhoods. p. 5-4.

The Final Housing Element must include an analysis of patterns of racial and ethnic segregation, concentrated poverty, and disparities in access to resources and amenities within participating jurisdictions and county-wide. The Final Housing Element must identify and adopt policies and programs that promote housing opportunity and access to opportunity broadly for residents regardless of protected status throughout the jurisdictions, including in higher income and higher opportunity neighborhoods. These policies and programs must be designed to achieve a beneficial impact to residents during the planning period, and thus must identify specific actions will take, deadlines for action, and measurable outcomes. Gov. Code § 65583(c).

Policies and programs to this end that the jurisdictions should consider incorporating into the Final Housing Element include those set forth in the FHEA as well as other measures to affirmatively further fair housing applicable to specific jurisdictions. These policies and programs include but are not limited to the following:

⁷ Memorandum to Planning Directors and Interested Parties from Paul McDougall, Housing Policy Manager, Division of Housing Policy Development, HCD, regarding "Housing Element Updates and the 2014 San Joaquin Valley Fair Housing and Equity Assessment", dated February 9, 2015.

⁸ These counties include San Joaquin, Stanislaus, Merced, Madera, Fresno, Kings, Tulare, and Kern County.

⁹ Policy 5.1 states, "Support the enforcement of fair housing laws prohibiting discrimination in lending practices and in the development, financing, sale, or rental of housing." Policy 5.2 states, "Ensure local ordinances and development regulations provide equal housing opportunity for persons with disabilities."

- Enacting an ordinance to prohibit housing discrimination based on source of income, including Housing Choice Vouchers.
- Adopt an inclusionary housing ordinance requiring residential developers to reserve at least 20% of units in all new housing developments to low-income residents at an affordable cost, with at least 10% of those units reserved for very low and/or extremely low-income residents, or pay an equivalent in lieu fee to an affordable housing trust fund.
- Amend the local zoning ordinance to allow construction of multi-family housing by right or by Conditional Use Permit in single-family zones.
- Strategically use and pursue funding in collaboration with private and non-profit developers for the development of affordable and mixed-income housing on vacant or underutilized sites in higher income neighborhoods.
- Work with residents and affordable housing developers and advocates to create and implement an anti-NIMBY educational program to foster awareness among elected decision-makers and residents of the need for affordable housing and the benefits of economically and racially integrated communities.
- Require information demonstrating the impact of proposed housing developments with more than ten units on the impact of different racial, ethnic, linguistic and economic groups' ability to access fair housing opportunities during the consideration and approval process of new builds.

To adequately AFFH, the Final Housing Element must also include policies and programs to mitigate and eliminate barriers to opportunity in low-income neighborhoods and communities of color. The Draft Housing Element fails to adequately or specifically analyze the options available to jurisdictions or commit the jurisdictions to take actions to do so. In addition to measures identified in other sections of this correspondence, the Final Housing Element should include the following actions as policies and programs to expand opportunity in low-income neighborhoods:

- Actively seek, monitor, and pursue, in collaboration with residents and community stakeholders, all available sources of funding to address deficiencies in basic infrastructure, services, and amenities in low-income neighborhoods. (The policies and programs contained in the Draft Housing Element relating to the pursuit of funds do not relate to low-income or disadvantaged neighborhoods specifically and commit the jurisdictions only to monitor or pursue funding on an annual basis, though such funding opportunities arise throughout the year. See e.g., Appendix 2I: City of Parlier, p. 2I-2; Appendix 2J: City of Reedley, p. 2J-3 (“Monitor [HCD’s] website annually for Notices of Funding Ability [*sic*] (NOFA) and, where appropriate, prepare or support applications...”).

b. Jurisdictions Must Maintain Current Assessments of Fair Housing

Pursuant to the AFFH Rule, each jurisdiction that receives federal block grant funds, including Community Development Block Grants (CDBG) and HOME Investment Partnership Grants, is required to submit a certification to the U.S. Department of Housing and Urban Development (HUD) that it will affirmatively further fair housing by conducting an Assessment of Fair

Housing (AFH). The rule, which will take effect 30 days following its publication in the Federal Register, will replace the current requirement that jurisdictions complete an Analysis of Impediments to Fair Housing (AI) and to take appropriate actions to overcome the effect of any impediments identified. 24 C.F.R. §§ 91.225(a), 570.601(a)(2). HUD guidelines pertaining to the AI requirement recommend that jurisdictions conduct or update their AI's at least once every three to five years in accordance with the consolidated plan cycle. Fair Housing Planning Guide, Vol. 1¹⁰, pp. 2-6, 2-7.

The Draft Housing Element is silent – with one vague exception - to compliance or lack thereof with respect to the upcoming requirement that they conduct an AFH or the operative requirement that they maintain a current Analysis of Impediments. The only reference in the Draft Housing Element to an individual jurisdiction's AI is with respect to the City of Clovis, but the Draft Housing Element does not even indicate the date of completion of the City's operative AI. Appendix 2B: City of Clovis, p. 96. The Draft Housing Element further includes no policies or programs to ensure that the jurisdictions complete AFHs pursuant to the AFFH Rule or maintain current AIs pursuant to operative HUD guidance.

The Final Housing Element must identify the date of completion of each jurisdiction's operative AI and the date by which a jurisdiction must complete an AFH. In addition, the Final Housing Element must include policies and program actions committing the jurisdictions to complete and maintain a current AFH in accordance with the AFFH Rule. To ensure consistency in jurisdictions' housing policies and that each jurisdiction's housing element complies with federal fair housing requirements, the Final Housing Element must also commit jurisdictions to amending their housing elements to conform to the needs identified and policies contained in their updated AFHs.

6. The Draft Housing Element Does Not Demonstrate that the Sites Identified in the Land Inventory are Suitable For Development

The housing element shall contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” Gov. Code §65583(a)(3).

Pursuant to Building Blocks, the must include all of the following:

1. A parcel-specific listing of sites, including the parcel number or other unique reference.
2. The general plan and zoning designations of sites.
3. A description of parcel size; “this is important as parcel size can be a key factor in determining development viability, capacity and affordability.”
4. A map showing the location of sites.
5. A description of existing uses of any non-vacant sites.
6. A general description of any known environmental constraints.

¹⁰ Available at <http://www.hud.gov/offices/ftheo/images/fhpg.pdf>

7. A general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities.

Building Blocks provides specific instruction to guide the housing element analysis of the suitability of sites identified for residential development. Building Blocks provides, ‘The analysis must consider the imposition of any development standards that impact the residential development capacity of the sites identified in the inventory.’ It further states that, ‘The element should include an analysis demonstrating the estimate of the number of units projected on small sites, is realistic or feasible. The analysis should consider development trends on small sites as well as policies or incentives to facilitate such development.’ ‘To utilize small sites to accommodate the jurisdictions share of the regional housing need for lower-income households, the element must consider the impact of constraints associated with small lot development on the ability of a developer to produce housing affordable to lower-income households.’ Building Blocks also suggests that the housing element, as applicable, could include a program action that provides for lot consolidation and/or parcel assemblage.

a. The Draft Housing Element Does Not Address Jurisdictions’ Failure to Adopt Third Cycle Housing Element or Accommodate Third Cycle Housing Element Need

The County’s failure to adopt and implement a fourth cycle 2008-2013 housing element means that the County has failed to act as required to accommodate its fourth cycle RHNA. Accordingly, the County’s ability to accommodate its fifth cycle RHNA is impaired by existing unaccommodated need from its fourth and possibly even third cycle RHNAs. Thus, the Draft Housing Element’s assertions regarding its capacity to meet its RHNA with no rezoning are likely overstated.

The Public Review Draft of the Fresno County 2008-2013 Housing Element states that the County has an unaccommodated fourth cycle housing element need of 1,297 units. 2A-14. The Sites Inventory for Appendix 2A: County of Fresno of the Draft Housing Element however does not address whether the County had an unaccommodated third cycle need or incorporate that unaccommodated need into the total number of adequate sites it must identify and make available. As the Draft Housing Element states, the AB 1233 carryover analysis applies to housing elements due on or after January 1, 2006. The County’s 2008-2013 fourth cycle housing element was due after January 2006 and thus AB 1233 applies to that housing element. Since the County’s unaccommodated third cycle need would be added onto the County’s fourth cycle RHNA in the fourth cycle housing element, it should be included in the fifth cycle analysis of the unaccommodated fourth cycle need which the County must accommodate in the fifth cycle. Gov. Code § 65584.09(a)-(c). The County cannot simply discard its responsibility to plan for housing to meet its third cycle RHNA based on its failure to complete a timely fourth cycle housing element.

b. The Draft Housing Element Fails to Demonstrate that the Sites Identified in Unincorporated Fresno County are Suitable for Development

The adequacy of the sites inventory set forth in Appendix 2A for Fresno County is further undermined by its failure to include required descriptions and explanation necessary to demonstrate that the sites identified are in fact “suitable” for residential development pursuant to Government Code §65583(a)(3). The Final Housing Element must include a revised inventory as set forth below which prioritizes and furthers the efficient use of vacant and underutilized parcels in existing neighborhoods and, to the extent that new development occurs outside of infill areas, provides for a fair share of housing to meet the needs of all economic segments of the community.

Building Blocks provides, “The analysis must consider the imposition of any development standards that impact the residential development capacity of the sites identified in the inventory.” It further states that, “The element should include an analysis demonstrating the estimate of the number of units projected on small sites, is realistic or feasible. The analysis should consider development trends on small sites as well as policies or incentives to facilitate such development.” “To utilize small sites to accommodate the jurisdictions share of the regional housing need for lower-income households, the element must consider the impact of constraints associated with small lot development on the ability of a developer to produce housing affordable to lower-income households.” Building Blocks also suggests that the housing element, as applicable, could include a program action that provides for lot consolidation and/or parcel assemblage.

The inventory contains hundreds of sites that are smaller than one acre and in fact, even smaller than 0.2 acres. Only a handful of the sites identified are larger than one acre. Despite the inclusion in the inventory of hundreds of small parcels, the Draft Housing Element does not include the requisite analysis demonstrating that the estimate of the number of units projected on small sites, is realistic or feasible. Building Blocks.

The Final Housing Element must include an analysis that demonstrates that development on the small sites included in the inventory is realistic and feasible considering the impact of constraints associated with development of small sites, market trends in small site development, and policies and incentives that exist in Fresno County to facilitate small site development. Building Blocks. The Final Housing Element should include a program action that provides for lot consolidation and/or parcel assemblage to facilitate the development of affordable housing as recommended by Building Blocks and should include other programs and policies as needed to maximize the incentives for and feasibility of affordable and mixed-income housing development on the sites. If however the Final Housing Element cannot demonstrate that with such programs and incentives housing development cannot reasonably be expected on these sites due to their small size, they must be removed from the Final Housing Element.

In addition, the inventory contains many sites with non-residential land use designations and/or zoning, including but not limited to Central Business Commercial (C4 Zone); Mountain Commercial; Office Commercial (CP); Limited Industrial (R1 Zone); General Industrial (R1 Zone); Open Space; Agriculture – Non-Conforming (C4 Zone). The inventory also includes sites with residential land use designations not typically associated with low-income housing development, including but not limited to Mountain Residential and Mountain Urban. The Draft

Housing Element adopts a blanket assumption for all sites identified of 80% build out of the maximum permitted density for each site. 2A-14. The Draft Housing Element does not justify this assumption for residential sites or non-residential sites or any subcategories of those land use types. The Final Draft Housing Element must justify the blanket 80% build out assumption for residential sites with residential and non-residential land use designation by sub-category (i.e., Mountain Residential; Mountain Urban) and modify the assumption as needed.

Further, the inventory does not provide a description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities, at the parcels listed in the inventory. The inventory contained in the Final Housing Element must include this description as to each parcel contained in the inventory. For parcels that lacks water, sewer, or dry utilities supply in existing communities, the Final Housing Element must set forth program actions to facilitate the expedient delivery of services to those sites in the planning period. If it is determined that necessary infrastructure and services cannot be provided at the parcel during the planning period, they must be removed from the inventory.

c. The Final Housing Element Must Contain Adequate Sites Inventory For Each Participating Jurisdiction

The issues raised in Sections 8(a) through (c) above apply to the site inventories and analysis contained in the Draft Housing Element for each of the other participating jurisdictions. To the extent that jurisdictions did not adopt legally compliant third cycle housing elements or failed to rezone land as required to meet their third cycle need, the Final Housing Element must provide for the accommodation of the unaccommodated third cycle need in addition to any unaccommodated fourth cycle need.

The site inventories contained in the Final Housing Element must also include the required analysis of the suitability of any small parcels contained in the inventories for residential development and remove any small parcels from the inventory which are not in fact suitable. In addition, the Final Housing Element should include a parcel assemblage / lot consolidation action program to facilitate affordable housing for each jurisdiction which does not already have such a program in place.

Finally, the site inventories must demonstrate the availability of water, sewer, and dry utility services for residential development for each parcel listed or, if certain parcels are not yet served, justify why inclusion of the parcels in the inventory is appropriate.

The Final Housing Element should recalculate the need accommodated through existing sites based on the legally compliant site inventory for each jurisdiction and analysis and include action programs to rezone land as required.

Lindsey Chargin, Senior Regional Planner

July 16, 2015

Page 21

Thank you again for your consideration of our comments. Please contact Ashley Werner at (559) 369-2786 and Gillian Sonnad at (559) 570-1238 to set up a time to discuss these comments in person.

Sincerely,



Ashley Werner, Attorney
Leadership Council for Justice
and Accountability



Gillian Sonnad, Supervising Attorney
Central California Legal Services

The following responses to the comments by the Leadership Counsel for Justice and Accountability and Central California Legal Services were provided in the HCD Draft Housing Element in August 2015. A subsequent response letter was prepared in November 2015 in conjunction with the response to HCD comments.

1. Public Outreach

1a. Jurisdictions Failed to Conduct Adequate Public Outreach

See Appendix A: Public Outreach Summary in the Draft Housing Element for an expanded and detailed description of public participation efforts undertaken by the participating jurisdictions.

1b. Draft Housing Element Failed to Incorporate/Address Public Comments

Most public input gathered during the public outreach process were related to lack of affordable housing, lack of infrastructure, and lack of funding. A complete summary of stakeholder and community input is included in the Draft Housing Element. The topics identified by stakeholders and members of the public are addressed in the draft Housing Element.

1c. Jurisdictions Must Broaden Ongoing Stakeholder Participation

Cities and counties are required by State law to monitor and annually report on Housing Element implementation (Government Code Section 65400). Most jurisdictions participating in the multijurisdictional Housing Element lack staff and resources to create and manage a Housing Element Implementation Advisory Committee. Several policies in the Draft Housing Element direct the participating local governments to work in partnership and support the efforts of public agencies, non-profit organizations, and developers to implement the goals and policies in the draft Housing Element (e.g., Policies 2.4, 4.1, 4.2, 4.3, 4.6 and Programs 1 – Provision of Adequate Sites, 4 – Affordable Housing Incentives).

2. Evaluation of Past Performance

See each participating jurisdiction's appendix in the Draft Housing Element, each of which includes an evaluation table for past accomplishments and implementation of each jurisdiction's existing Housing Element. However, due to the recession and the dissolution of redevelopment agencies and resulting lack of funding, staff, and development interest, many programs and activities were not implemented. Record keeping was also a challenge due to staff reductions as a result of local budgetary crises.

3. Beneficial Impact

See each participating jurisdiction's appendix in the Draft Housing Element. Each appendix includes a set of specific and discrete implementation programs. Implementation programs include a detailed description of the action, timeframes and objectives, funding source, responsibility, and corresponding relevant policies. Objectives are realistic based on the limited staffing and funding resources available. The draft housing element update does identify specific programs which will have beneficial impacts within the planning period.

4. *Infrastructure and Service Barriers*

State law requires only that jurisdictions include a general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. This information does not need to be identified on a site-specific basis (Government Code Section 65583.2 (b) (5)). The Draft Housing Element includes a discussion of the adequacy of public facilities, including water supply and quality. The Housing Element recognizes this potential constraint and includes policies pertaining to development of housing in infill and higher density areas where infrastructure is available.

State law addressing local government responsibilities for addressing disadvantaged unincorporated communities (SB 244) is not a Housing Element requirement. It is listed in State law as a Land Use Element requirement (Government Code Section 56430). SB 244 only made reference to Housing Elements regarding the timeline for local jurisdictions to update their Land Use Elements to address disadvantaged unincorporated communities.

4a. *Identify or Mitigate Drought-related Barriers*

State law applying to Housing Element Updates does not require local jurisdictions to identify and mitigate drought-related development constraints. State law only requires that a Housing Element include a general description of environmental constraints to the development of housing within a jurisdiction, the documentation for which has been made available to the jurisdiction (Government Code Section 65583.2 (b) (4)). The Draft Housing Element includes a discussion of the adequacy of public facilities, including water supply and quality. SB 1087 regarding priority for water and sewer allocations for affordable housing addresses local jurisdictions' responsibilities. It does not mandate mitigation. State law requires that Councils of Governments consider drought-related constraints when developing the Regional Housing Needs Plan methodology (Government Code Section 68854.04).

5. *Programs to Address Habitability*

The Draft Housing Element includes goals and policies to address the preservation of existing affordable housing under goal section 3, Housing and Neighborhood Conservation. To the extent that assisted housing stock is located within the participating jurisdictions, most participating jurisdictions' appendix in the Draft Housing Element include a program to preserve assisted housing. Each jurisdiction's specific appendix contains programs to improve housing conditions through code enforcement, residential rehabilitation assistance, and/or incentives to encourage acquisition/rehabilitation.

6. *Housing Needs for Special Needs Groups*

Section 2 of the Draft Housing Element includes a detailed discussion of Special Needs groups, including elderly persons, large households, single-female headed households, persons with disabilities, persons with developmental disabilities, the homeless, farmworkers, and extremely low-income households. The Draft Housing Element includes goals and policies to address the housing needs of special needs groups under goal section 4, Special Housing Needs. To the extent that government constraints impact special needs groups, the individual jurisdiction's appendix in the Draft Housing Element includes an assessment of the constraint and implementation programs to address the constraint, along with incentives to encourage the development of housing for lower income households (including extremely low income) and those with special needs.

6a. *Housing Needs for large households*

Section 2 of the Draft Housing Element includes a detailed discussion of Special Needs groups, including large households. The Draft Housing Element includes goals and policies to address the housing needs of special needs groups under goal section 4, Special Housing Needs, specifically Policy 4.4.

6.b *Extremely Low -Income Housing Needs*

Section 2 of the Draft Housing Element includes a detailed discussion of Special Needs groups, including extremely low-income households. The Draft Housing Element includes goals and policies to address the housing needs of special needs groups under goal section 4, Special Housing Needs, specifically Policies 2.1, 4.1, 2.2, and 2.5. The individual jurisdiction's appendix in the Draft Housing Element includes implementation programs to address the housing needs of extremely low-income households, specifically Affordable Housing Incentives and Preserving Assisted Housing. State Housing Element law recognizes that the total housing needs identified in the RHNA may exceed available resources and a jurisdiction's ability to satisfy the RHNA. Under these circumstances, the quantified objectives do not need to be identical to the total housing needs.

7. *Affirmatively Furthering Fair Housing*

Jurisdictions that do not receive entitlement funds from HUD are not subject to Assessment of Fair Housing requirements. The County (on behalf of its participating jurisdictions) and Clovis are subject to that requirement. The County and Clovis are required to prepare Consolidated Plans and Impediments to Fair Housing Plans and submit the plans to HUD for review. The Draft Housing Element includes goals and policies to address fair housing under goal section 5, Fair and Equal Housing.

8. *Land Inventory*

Section 3 of the Draft Housing Element includes a discussion of the sites inventories to accommodate the RHNA. Each jurisdiction's appendix to the Draft Housing Element includes a detailed sites inventory.

9. Accommodate the Third RHNA Cycle

AB 1233 carryover penalty applies only to the prior planning period. For the 5th cycle housing element updates, jurisdictions only need to accommodate any unmet need from the 4th cycle housing element planning period. Since AB 1233 was adopted in 2006, it does not apply to the 3rd cycle housing element planning period (Government Code Section 65584.09).

Section 3 of the Draft Housing Element includes a discussion of the AB 1233. To the extent that a jurisdiction did not adopt a 4th cycle housing element or complete a 4th cycle rezone program, the jurisdiction's appendix to the Draft Housing Element includes an AB 1233 "carry over" analysis and corresponding sites inventory. In some instances, the jurisdiction's appendix to the Draft Housing Element includes a rezoning program to ensure the RHNA is accommodated pursuant to State law.

10. Unincorporated County sites

The Fresno County available land inventory for residential development does not use underutilized sites to accommodate the unincorporated RHNA. It only uses vacant sites. Appendix 2A to the Draft Housing Element includes Fresno County's sites inventory, which exceeds the unincorporated county RHNA by 1,214 units for extremely low-, very low-, and low-income households, 2,782 units for moderate-income households, and 5,275 units for above moderate-income households.

In addition, the Fresno Council of Governments Regional Transportation Plan and Sustainable Communities Strategy, which is intended to be consistent with the RHNA, encourages most development to occur within incorporated cities.

December 10, 2015

Ashley Werner, Attorney
Leadership Counsel for Justice and Accountability
764 P Street, Suite 12
Fresno, CA 93721

Gillian Sonnard, Supervising Attorney
Central California Legal Services
2115 Kern Street, Suite 1
Fresno, CA 93721

RE: Comments on the Public Review Draft Fresno Multi-Jurisdictional 2015-2023 Housing Element

Dear Ms. Werner and Ms. Sonnard:

Preparing the Multi-Jurisdictional Housing Element (MJHE) has been a major and unprecedented undertaking. This is a collaborative effort among 13 local governments and the Fresno Council of Governments (Fresno COG) to address the housing needs of all Fresno County residents at the regional as well as the local level. It is the first MJHE involving this many jurisdictions ever completed in California. Coordinating the research and drafting of the various components of the element and conducting public outreach and study sessions among 13 jurisdictions has been challenging. We understand your interest in ensuring that all 13 participating jurisdictions adopt housing elements that meet the requirements of State law. As the agencies with the direct responsibility for adopting and implementing housing policy, the 13 participating jurisdictions take their responsibilities very seriously.

The Fresno COG received your written comments on July 16, 2015 on the May 2015 Draft MJHE. Your letter was distributed to and reviewed by staff at all 13 participating jurisdictions. As you are aware, the California Department of Housing and Community Development (HCD) completed their mandatory review of the MJHE on October 9, 2015. We noted in their letter that HCD had considered comments from the Leadership Counsel and Central California Legal Services (CCLS) in their review of the Draft MJHE.

In responding to comments from HCD, as well as the comments you have submitted, we have revised the Draft MJHE to more fully address several issues, including: 1) providing more information on outreach efforts; 2) additional review and analysis of past performance; 3) providing additional specific objectives and timelines for several programs; 4) providing more detailed information on the availability of infrastructure; 5) including additional objectives and

timelines for programs to address the housing needs of special needs populations (such as farmworkers); 6) elaborating and expanding on efforts in promoting fair housing; 7) additional analysis of the sites inventory; and 8) several new programs to address specific issues, such as regional collaboration, infrastructure capacity, and lot merger/consolidation.

We anticipate publishing a Public Review Draft of the revised MJHE in December 2015 or January 2016, and holding public hearings in all 13 participating jurisdictions during the months of January through March of next year. We will keep you apprised of all future meeting dates.

Please contact me if you have any questions.

Sincerely,



Lindsey Chargin, Senior Regional Planner
Fresno Council of Governments

CC:

Heidi Crabtree, Housing Program Coordinator, City of Clovis
Sean Brewer, Community Development Director, City of Coalinga
Mohammad Khorsand, Supervising Planner, County of Fresno
Bruce O'Neal, City Planner, Cities of Fowler, Kingsburg, Parlier and San Joaquin
Holly Owen, City Planner, Cities of Fowler, Kingsburg, Parlier and San Joaquin
Jack Castro, City Manager, City of Huron
Anita Choperena, Planning Technician, City of Huron
Helen Nazaroff, Executive Secretary, City of Kerman
Olivia Pimentel, Planning Technician, City of Kerman
David Brletic, City Planner, City of Kerman
Jeff O'Neal, City Planner, City of Mendota
Matt Flood, Economic Development Director, City of Mendota
Shun Patlan, Community Development Director, City of Parlier
Kevin Fabino, Community Development Director, City of Reedley
Chad McMullen, City Manager, City of San Joaquin
Keith Woodcock, City Planner, City of Sanger
Roseann Galvin, Administrative Analyst, City of Selma
Chelsey Payne, AICP, Project Manager, Mintier Harnish
Veronica Tam, AICP, Principal, Veronica Tam and Associates, Inc.
Larry Mintier, FAICP, Mintier and Associates
Paul McDougall, Manager, California Department of Housing and Community Development
Tom Brinkhuis, Analyst, California Department of Housing and Community Development
Tony Boren, Executive Director, Fresno Council of Governments
Melissa Garza, Deputy Director, Fresno Council of Governments
Rob Terry, Principal Planner, Fresno Council of Governments
Clark Thompson, Senior Regional Planner, Fresno Council of Governments

From: Betsy McGovern-Garcia [mailto:betsyg@selfhelpenterprises.org]
Sent: Friday, July 17, 2015 12:05 PM
To: Khorsand, Mohammad
Cc: Maya Abood; Susan Atkins
Subject: Request for Language in Housing Element

Hi Mohammad-

Is there still time to make comments on the draft Housing Element that is being developed through the multi-jurisdictional update process?

Below is some draft language that we would like you to consider including in the Housing Element. This has been an issue for us in many communities, and we do not want this to be a barrier to developing affordable housing in the future.

Impediment: [Include in the Governmental Constraints section] In smaller communities, there are often a limited number of qualified HOME administrative subcontractors and non-profit affordable housing developers. In a situation where an organization acts as the Administrative Subcontractor to a State Recipient in the State HOME program for a first-time homebuyer (FTHB) assistance program, and also develops affordable housing in the same community, HCD restricts homebuyers participating in a development program (ex. mutual self-help housing) from utilizing HOME FTHB funding to purchase their homes. This causes not only an impediment to the ability to develop new single family affordable homeownership opportunities, but also impacts the State Recipients (City of Dinuba) ability to spend FTHB funds in a community with limited affordable housing inventory.

Goal: Remove constraints on low-income households ability to participate in multiple affordable housing assistance programs, including the FTHB program, mutual self-help housing program, youth build, infill housing programs, etc.

Action: Work with HCD to remove this impediment and/or allow for a streamlined process of requesting an exception pursuant to 24 CFR 92.356(d) for projects/programs that will serve to further the purposes of the HOME Investment Partnerships Program and the effective and efficient administration of the City of Dinuba's programs and/or projects.

Please let me know if you have any questions.

Thank you.

Betsy

Response to Self-Help Comment:

The State HOME program is subject to Federal regulations. Application for exemption to the rules, if available, most likely would be required to be requested on a case-by-case basis unless the Federal regulations are amended. However, the consultants for the Housing Element update are contacting HCD to communicate this constraint and explore possible reliefs.

Sample of Publicity Materials



The Fresno County Multi-Jurisdictional Housing Element Now Available for Public Review and Comment!

The City of Kerman joined 11 other cities and the County of Fresno to develop a Multi-Jurisdictional Housing Element for the fifth round of element updates. The Fresno County Council of Governments (COG) is helping to coordinate the effort. The primary objective of the project is to prepare a regional plan for addressing housing needs through a single certified housing element for all 13 jurisdictions. The Fresno County Multi-Jurisdictional Housing Element represents an innovative approach to meeting State Housing Element law and coordinating resources to address the region's housing needs.

The Housing Element can be found [here](#). If you would like to submit comments on Chapter 1-5 or Appendix 2F of the Housing Element or if you have general questions please contact Olivia Pimentel 559-846-9386 or opimentel@cityofkerman.org.

**NOTICE OF STUDY SESSION FOR THE FOURTH AND FIFTH HOUSING ELEMENT
UPDATE CYCLES
FRESNO COUNTY BOARD OF SUPERVISORS**

A study session will be held on the fourth and fifth Housing Element Update cycles before the County Board of Supervisors at 9:00 a.m. (or as soon thereafter as possible) on July 14, 2015 in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA. The purpose of the study session is to present an overview of the Housing Element Update cycles to the Board and receive input from the Board and the public prior to submittal of the draft updates to the State Housing and Community Development for the mandatory 60-day review.

The Draft Public Review Update for fourth and fifth cycles are posted on the County's website at: <http://www.co.fresno.ca.us/HousingElement>.

The Agenda and Staff Reports will be on the Fresno County web site
<http://www.co.fresno.ca.us/DepartmentPage.aspx?id=18369>
by Saturday, July 11, 2015, 6:00 a.m.

For more information contact Mohammad Khorsand at the Department of Public Works and Planning- Policy Planning Unit at, 2220 Tulare Street (Corner of Tulare & "M" Streets, Suite B), Fresno, CA 93721, telephone (559) 600-4022, email mkhorsand@co.fresno.ca.us.

**AVISO DE SESIÓN DE ESTUDIO PARA EL CUARTO Y QUINTO CICLOS DE
ACTUALIZACIÓN DE ELEMENTOS DE VIVIENDA
LA MESA DIRECTIVA DEL CONDADO DE FRESNO**

Una sesión de estudio se llevará a cabo en el cuarto y quinto ciclos de actualización de elementos de vivienda ante la Mesa Directiva del Condado a las 9:00 a.m. (o tan pronto como sea posible) el 14 de julio de 2015, en la Sala 301, de la Sala de Registros, ubicado en las calles Tulare y "M" en Fresno, CA. El propósito de la sesión de estudio es para presentar una visión general de los ciclos de Vivienda Elemento Actualizar a la Mesa Directiva y recibir las aportaciones de la Mesa Directiva y del público antes de la presentación de cambios de los proyectos al Estado de Vivienda y Desarrollo Comunitario para la revisión obligatoria de 60 días.

La opinión pública del Proyecto de Actualización para los ciclos cuarto y quinto se publican en el sitio web del Condado en: <http://www.co.fresno.ca.us/HousingElement>.

La agenda e informes del personal estarán disponibles en el sitio web del Condado de Fresno
<http://www.co.fresno.ca.us/DepartmentPage.aspx?id=18369>
el Sábado, 11 de julio 2015, a las 6:00 a.m.

Para más información contactar a Mohammad Khorsand en el Departamento de Obras Públicas y la Unidad de Planificación de Políticas- al 2220 Tulare Street (esquina de las calles Tulare y "M", Suite B) , Fresno, CA 93721 , teléfono (559) 600-4022, o su correo electrónico mkhorsand@co.fresno.ca.us.



NOTICE OF AVAILABILITY OF THE PUBLIC REVIEW DRAFT OF CITY OF COALINGA'S HOUSING ELEMENT AND JOINT PLANNING COMMISSION AND CITY COUNCIL DISCUSSION

DATE: May 21, 2015

DEPT: Community Development

NOTICE IS HEREBY GIVEN THAT, the public review and comment period for the DRAFT City of Coalinga DRAFT Multi-Jurisdictional Housing Element is available for review and further that the City of Coalinga City Council and Planning Commission will hold a joint meeting on June 4, 2015 at 6:00 p.m. at the City Council Chambers 155 West Durian, Coalinga to discuss Draft Housing Element and recommend submission to the Department of Housing and Community Development for review and comment.

The housing element is one of seven required elements of the City's General Plan. However, it has several unique requirements that set it apart from the other six elements. State law (Government Code Section 65580 (et seq.)) specifies in detail the topics that the housing element must address and sets a schedule for regular updates. State law requires each local government to update its housing element every eight years. The housing element is also the only element reviewed and certified by the State for compliance with State law. The Department of Housing and Community Development (HCD) is the State department responsible for this certification.

The Multi-Jurisdictional Housing Element will cover the planning period of December 31, 2015, through December 31, 2023, and must be adopted and submitted to HCD for certification by December 31, 2015.

All interested persons are invited to appear at the time and place specified above to give testimony regarding the proposed action listed above. Written Comments may be forwarded to the City of Coalinga Community Development Department, attention Sean Brewer, Assistant Community Development Director, at 155 W. Durian, Coalinga, CA 93210. A copy of the Draft Housing Element is available for review on the City's Website (www.coalinga.com), at City Hall, the Coalinga Area Chamber of Commerce and Coalinga Library.

Anyone may testify at this hearing. For information contact City Hall at 935-1533 x143.

SEAN BREWER, ASSISTANT DIRECTOR, COMMUNITY DEVELOPMENT DEPARTMENT

DATE/TIME POSTED: May 21, 2015

VERIFIED BY: Amy Martinez, Community Development Assistant



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
ALAN WEAVER, DIRECTOR

June 23, 2015

Attention: Postmaster,
Post Offices in Fresno County, and
Community Services Districts

Re: NOTICE OF STUDY SESSION FOR THE FOURTH AND FIFTH HOUSING
ELEMENT UPDATE CYCLES, FRESNO COUNTY BOARD OF SUPERVISORS

The County of Fresno is updating its Housing Element. Please post the attached Notice at your Post Office or Community bulletin board location through Tuesday July 14, 2015 when the item will go before the Board of Supervisors.

Thank you for your assistance and please let me know if there are requests for additional Notices. I can mail more, or they are available at Fresno County Public Works & Planning, 2220 Tulare Street, Fresno CA 93721.

Thank you very much. If you have questions, please call Mohammad Khorsand at (559) 600-4277.

Sincerely,

Mohammad Khorsand, Senior Staff
Development Services Division



Kerman E-News

"Keeping you Connected"

FEBRUARY 13, 2015

VOLUME 1, NUMBER 5

www.cityofkerman.net

City Offices Closed Monday,

February 16th for Presidents' Day



Start Smart Baseball

Start Smart Baseball is for boys and girls ages 3 to 5 years old. Registration runs through Friday, March 6, 2015. You can register at the Community/Teen Center 15100 W. Kearney Plaza or on-line. For more information contact Theresa Johnson, Recreation Coordinator at (559) 846-9383.



City Awarded California Society of Municipal Finance Budget Award

The City of Kerman has been awarded the California Society of Municipal Finance Officers (CSMFO) Excellent in Budget Award for the Fiscal Year 2014/15 Budget. The award represents a significant achievement by the City and is the second consecutive budget award from the CSMFO for the City. It reflects the City's commitment to meeting the highest principles of governmental budgeting. The budget can be viewed on the City's website.



Multi-Jurisdictional Housing Element Workshop Update

Kerman is hosting a Multi-Jurisdictional housing Element workshop on Wednesday, March 4th from 2-4 pm at the Community/Teen Center, 15100 W. Kearney Plaza. Your input is important to understanding the community's needs and potential solutions to housing challenges facing the Fresno region. The workshop is open to the public. To RSVP or for more information contact Lindsey Chargin at (559) 233-4143 ext. 205.



New Face at the City of Kerman

After an extensive recruitment process, Josie Camacho was selected as the full-time Account Clerk in the City's Finance Department. You will be greeted by her cheerful voice on the phone, at the payment counter or when you are applying for a permit or business license. Welcome aboard Josie!



To unsubscribe to E-News, send name and email address to

hnazaroff@cityofkerman.org

UPCOMING MEETINGS

City Council Meeting
Wednesday, Feb 18 at 6:30 pm
City Hall

UPCOMING EVENTS

Valentines Potluck Dinner-Dance
Friday, Feb. 20 at 6:30 pm
Senior Center

Senior Citizen Casino Trip to Tachi Palace, leave from Senior Center on Thursday, Feb. 26 at 8:30 am

Indoor Rummage Sale
Saturday, Feb 28 at 7:00 am
at the Senior Center

CITY OF KERMAN

850 S. MADERA AVE.
KERMAN, CA 93631

PHONE

(559) 846-9384

THE KERMAN NEWS
14693 W. Whitesbridge Ave.
P.O. Box 336
Kerman, CA 93630
Telephone: 559-846-6689

This space is for the County Clerk's Filing Stamp

PROOF OF PUBLICATION
(2015.5 C.C.P.)

Proof of Publication

Notice of Study Session for Fourth and
Fifth Housing Element

STATE OF CALIFORNIA
County of Fresno,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of **The Kerman News**, a newspaper of general circulation, printed and published weekly in the City of Kerman, County of Fresno, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of August 14, 1952, Case Number 86960; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following date, to-wit:

July 1,

all in the year 2015. I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Kerman, California

this _____ 1st

day of _____ July _____, 20 15

— *Kathy Matthews* —
Signature

NOTICE OF STUDY SESSION FOR THE FOURTH AND FIFTH HOUSING ELEMENT UPDATE CYCLES
FRESNO COUNTY BOARD OF SUPERVISORS

A study session will be held on the fourth and fifth Housing Element Update cycles before the County Board of Supervisors at 9:00 a.m. (or as soon thereafter as possible) on July 14, 2015 in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA. The purpose of the study session is to present an overview of the Housing Element Update cycles to the Board and receive input from the Board and the public prior to submittal of the draft updates to the State Housing and Community Development for the mandatory 60-day review.

The Draft Public Review Update for fourth and fifth cycles are posted on the County's website at: <http://www.co.fresno.ca.us/Hous->

ingElement.

The Agenda and Staff Reports will be on the Fresno County web site

<http://www.co.fresno.ca.us/DepartmentPage.aspx?id=18369>

by Saturday, July 11, 2015, 6:00 a.m.

For more information contact Mohammad Khorsand at the Department of Public Works and Planning- Policy Planning Unit at, 2220 Tulare Street (Corner of Tulare & "M" Streets, Suite B), Fresno, CA 93721, telephone (559) 600-4022, email mkhorsand@co.fresno.ca.us.

THE KERMAN NEWS
14693 W. Whitesbridge Ave.
P.O. Box 336
Kerman, CA 93630
Telephone: 559-846-6689

This space is for the County Clerk's Filing Stamp

PROOF OF PUBLICATION
(2015.5 C.C.P.)

Proof of Publication

Aviso De Sesion De Estudio

Para El Cuarto y Quinto

STATE OF CALIFORNIA
County of Fresno,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of **The Kerman News**, a newspaper of general circulation, printed and published weekly in the City of Kerman, County of Fresno, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of August 14, 1952, Case Number 86960; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following date, to-wit:

July 1,

all in the year 2015. I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Kerman, California

this _____ 1st

day of _____ July _____, 2015

— *Kathy Matthews* —
Signature

AVISO DE SESIÓN DE ESTUDIO PARA EL CUARTO Y QUINTO CICLOS DE ACTUALIZACIÓN DE ELEMENTOS DE VIVIENDA LA MESA DIRECTIVA DEL CONDADO DE FRESNO

Una sesión de estudio se llevará a cabo en el cuarto y quinto ciclos de actualización de elementos de vivienda ante la Mesa Directiva del Condado a las 9:00 a.m. (o tan pronto como sea posible) el 14 de julio de 2015, en la Sala 301, de la Sala de Registros, ubicado en las calles Tulare y "M" en Fresno, CA. El propósito de la sesión de estudio es para presentar una visión general de los ciclos de Vivienda Elemento Actualizar a la Mesa Directiva y recibir las aportaciones de la Mesa Directiva y del público antes de la presentación de cambios de los proyectos al Estado de Vivienda y Desarrollo Comunitario para la revisión obligatoria de 60 días.

La opinión pública del Proyecto de Actualización para los ciclos cuarto y quinto se publican en el sitio web del Condado en: <http://www.co.fresno.ca.us/HousingElement>.

La agenda e informes del personal estarán disponibles en el sitio web del Condado de Fresno

<http://www.co.fresno.ca.us/DepartmentPage.aspx?id=18369>

el Sábado, 11 de julio 2015, a las 6:00 a.m.

Para más información contactar a Mohammad Khorsand en el Departamento de Obras Públicas y la Unidad de Planificación de Políticas- al 2220 Tulare Street (esquina de las calles Tulare y "M", Suite B) , Fresno, CA 93721 , teléfono (559) 600-4022, o su correo electrónico mkhorsand@co.fresno.ca.us.

2611 KN 26c

FIREBAUGH-MENDOTA JOURNAL
(and) **THE MENDOTA TIMES**
14693 W. Whitesbridge Ave.
P.O. Box 336
Kerman, CA 93630
Telephone: 559-846-6689

This space is for the County Clerk's Filing Stamp

PROOF OF PUBLICATION
(2015.5 C.C.P.)

Proof of Publication

Notice of Public Workshop

STATE OF CALIFORNIA
County of Fresno,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the **Firebaugh-Mendota Journal** and **The Mendota Times**, a newspaper of general circulation, printed and published weekly in the City of Kerman, County of Fresno, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of 1949, Case Number 135831; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following date, to-wit:

June 3,

all in the year 20____. I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Kerman, California

this _____ 3rd
day of _____ June _____, 20 15

Kathy Mattheu

Signature

DATE: June 3, 2015
DEPT: City Clerk
CITY OF MENDOTA
Notice of Public Workshop

NOTICE IS HEREBY GIVEN THAT, on June 9, 2015 at 5:00 p.m., the City of Mendota will hold a public workshop to discuss and receive comments on the Public Review Draft Multi-Jurisdictional Housing Element, at the Council Chambers at 643 Quince St. in Mendota, CA. A copy of that document is available for review in City Hall.

Members of the public are invited to provide written and oral comments. The meeting room is handicapped accessible in conformance with Americans with Disabilities Act requirements. The City is committed to Fair Housing and Equal Opportunity.
2216 FMJ 22

The screenshot shows a web browser window displaying the City of Mendota's website. The browser's address bar shows a Google cache link. The website header includes the City of Mendota logo and a navigation menu with the following items: Home, About Mendota, What's New?, **Business**, Departments, Government, Public Documents, and Contact. The main content area is titled 'Business' and features a sidebar with the following links: Economic Development Profile, Economic Development Resources, Public Review Multi-jurisdictional, **Housing Element - Mendota** (highlighted in yellow), Business Rfp, Business Incentives, Bid list additions, and Sell to the city. The main content area contains the following sections:

- Businesses:** The City of Mendota enjoys a healthy relationship with our business community, and looks forward to new business desiring to move to Mendota.
- New Businesses:** If you are interested in starting a business in the City of Mendota, please contact City Hall at (559) 655-3291.
- Information on Cottage Food Operations:** The City enjoys several business resources that can assist both existing and new businesses, including the Enterprise Zone, and several programs through the Economic Development Corporation serving Fresno County.
- Information on SB 1186:** On September 19, 2012 Governor Brown signed into law SB-1186, which adds a State fee of \$1 on every application or renewal of a business certificate (or equivalent instrument). This new law is effective January 1, 2013 through December 31, 2018. This law requires all cities and counties within California to collect the \$1.00 State fee. The City of Mendota's Business License Fee now includes this State fee which is required to be added on to all payments received after January 1, 2013. The bill primarily amends the procedures related to construction-related accessibility claims, and in some instances, reduces statutory penalties. The bill also provides for the development of educational resources for businesses in order to facilitate compliance with Federal and State disability laws.

The Windows taskbar at the bottom shows the system tray with the date and time: 10:20 AM 11/10/2015.

Sanger Herald
740 "N" Street
Sanger, CA 93657
(559) 875-2511

(Space below for use of County Clerk only)

SUPERIOR COURT OF CALIFORNIA, COUNTY OF FRESNO

Notice of Study Session

CASE NO. _____

STATE OF CALIFORNIA

County of Fresno

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the SANGER HERALD, a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of July 1, 1952, Case Number 86714; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

June 25, 2015

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

on June 25, 2015

Katherine J. Boas

**NOTICE OF STUDY SESSION FOR THE FOURTH AND FIFTH HOUSING ELEMENT UPDATE CYCLES
FRESNO COUNTY BOARD OF SUPERVISORS**

A study session will be held on the fourth and fifth Housing Element Update cycles before the County Board of Supervisors at 9:00 a.m. (or as soon thereafter as possible) on July 14, 2015 in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA. The purpose of the study session is to present an overview of the Housing Element Update cycles to the Board and receive input from the Board and the public prior to submittal of the draft updates to the State Housing and Community Development for the mandatory 60-day review. The Draft Public Review Update for fourth and fifth cycles are posted on the County's website at: <http://www.co.fresno.ca.us/HousingElement>.

The Agenda and Staff Reports will be on the Fresno County web site <http://www.co.fresno.ca.us/DepartmentPage.aspx?id=18369> by Saturday, July 11, 2015, 6:00 a.m.

For more information contact Mohammad Khorsand at the Department of Public Works and Planning- Policy Planning Unit at, 2220 Tulare Street (Corner of Tulare & "M" Streets, Suite B), Fresno, CA 93721, telephone (559) 600-4022, email mkhorsand@co.fresno.ca.us.

**AVISO DE SESIÓN DE ESTUDIO PARA EL CUARTO Y QUINTO CICLOS DE ACTUALIZACIÓN DE ELEMENTOS DE VIVIENDA
LA MESA DIRECTIVA DEL CONDADO DE FRESNO**

Una sesión de estudio se llevará a cabo en el cuarto y quinto ciclos de actualización de elementos de vivienda ante la Mesa Directiva del Condado a las 9:00 a.m. (o tan pronto como sea posible) el 14 de julio de 2015, en la Sala 301, de la Sala de Registros, ubicado en las calles Tulare y "M" en Fresno, CA. El propósito de la sesión de estudio es para presentar una visión general de los ciclos de Vivienda Elemento Actualizar a la Mesa Directiva y recibir las aportaciones de la Mesa Directiva y del público antes de la presentación de cambios de los proyectos al Estado de Vivienda y Desarrollo Comunitario para la revisión obligatoria de 60 días.

La opinión pública del Proyecto de Actualización para los ciclos cuarto y quinto se publican en el sitio web del Condado en: <http://www.co.fresno.ca.us/HousingElement>.

La agenda e informes del personal estarán disponibles en el sitio web del Condado de Fresno <http://www.co.fresno.ca.us/DepartmentPage.aspx?id=18369> el Sábado, 11 de julio 2015, a las 6:00 a.m.

Para más información contactar a Mohammad Khorsand en el Departamento de Obras Públicas y la Unidad de Planificación de Políticas- al 2220 Tulare Street (esquina de las calles Tulare y, "M", Suite B), Fresno, CA 93721, teléfono (559) 600-4022, o su correo electrónico mkhorsand@co.fresno.ca.us.

June 25, 2015

**NOTICE OF STAKEHOLDER WORKSHOPS ON THE
FRESNO COUNTY MULTI-JURISDICTIONAL HOUSING ELEMENT UPDATE**

NOTICE IS HEREBY GIVEN that the Fresno Council of Governments in conjunction with Fresno County and the Cities of Clovis, Coalinga, Fowler, Huron, Kerman, Kingsburg, Mendota, Parlier, Reedley, San Joaquin, Sanger, and Selma will hold two Stakeholder Workshops on March 4, 2015 regarding the Fresno County Multi-Jurisdictional Housing Element Update. One will be held at 10:00AM to 12:00PM at the City of Selma City Council Chambers (1710 Tucker Street Selma, CA 93662) and the other will be held at 2:00PM to 4:00PM at the City of Kerman Community Center (15101 West Kearney Boulevard Kerman, CA 93630).

Fresno County and 12 of the 15 cities in the county, with the help of the Fresno Council of Governments, are preparing a Multi-Jurisdictional Housing Element. The Multi-Jurisdictional Housing Element provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level. The purpose of these workshops is to gather input on community needs and potential solutions to housing challenges facing the Fresno County region. Both workshops will cover the same information.

Individuals with disabilities may call Fresno COG (with 3-working-day advance notice) to request auxiliary aids necessary to participate in the public hearing. Translation services are available (with 3-working-day advance notice) to participants speaking any language with available professional translation services.

The workshops are open to the public. Please RSVP in advance to Lindsey Chargin at 559-233-4148 ext. 205 or lindseyc@fresnocog.org.

Contact Person: Lindsey Chargin, Senior Regional Planner
2035 Tulare Street Suite 201
Fresno, CA 93721
559-233-4148 ext. 205
lindseyc@fresnocog.org

**AVISO DE SESIÓN DE ESTUDIO PARA EL CUARTO Y QUINTO CICLOS DE ACTUALIZACIÓN DE
ELEMENTOS DE VIVIENDA
LA MESA DIRECTIVA DEL CONDADO DE FRESNO**

Una sesión de estudio se llevará a cabo en el cuarto y quinto ciclos de actualización de elementos de vivienda ante la Mesa Directiva del Condado a las 9:00 a.m. (o tan pronto como sea posible) el 14 de julio de 2015, en la Sala 301, de la Sala de Registros, ubicado en las calles Tulare y "M" en Fresno, CA. El propósito de la sesión de estudio es para presentar una visión general de los ciclos de Vivienda Elemento Actualizar a la Mesa Directiva y recibir las aportaciones de la Mesa Directiva y del público antes de la presentación de cambios de los proyectos al Estado de Vivienda y Desarrollo Comunitario para la revisión obligatoria de 60 días.

La opinión pública del Proyecto de Actualización para los ciclos cuarto y quinto se publican en el sitio web del Condado en: <http://www.co.fresno.ca.us/HousingElement>.

La agenda e informes del personal estarán disponibles en el sitio web del Condado de Fresno <http://www.co.fresno.ca.us/DepartmentPage.aspx?id=18369>
el Sábado, 11 de julio 2015, a las 6:00 a.m.

Para más información contactar a Mohammad Khorsand en el Departamento de Obras Públicas y la Unidad de Planificación de Políticas- al 2220 Tulare Street (esquina de las calles Tulare y "M", Suite B) , Fresno, CA 93721 , teléfono (559) 600-4022, o su correo electrónico mkhorsand@co.fresno.ca.us.

**NOTICE OF STUDY SESSION
FRESNO COUNTY PLANNING COMMISSION**

A study session will be held to review the public review draft Housing Element Update covering the 4th and 5th cycle planning periods. The purpose of the Study Session is for staff and the consultant to present an overview of the Housing Element for both cycles and receive input from the Planning Commission and the public before submitting the updated 4th and 5th cycles to the State Department of Housing and Community Development (HCD) for the mandated 60-day review for compliance with State Law.

The Planning Commission Study Session will be at **8:45 a.m.** on **June 4, 2015** (or as soon thereafter as possible) in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA. The Study Session with the **Board of Supervisors** anticipated to occur at 9:00 a.m. (or as soon thereafter as possible) on July 14, 2015 in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA.

The Draft Public Review Update for 4th and 5th cycle planning periods are posted on the County's website at: <http://www.co.fresno.ca.us/HousingElement>

The Agenda and Staff Reports will be on the Fresno County web site
<http://www.co.fresno.ca.us/departmentpage.aspx?id=19735>
by Saturday, May 30, 2015, 6:00 a.m.

For more information contact **Mohammad Khorsand** at the Department of Public Works and Planning - Policy Planning Unit at, 2220 Tulare Street (Corner of Tulare & "M" Streets, Suite B), Fresno, CA 93721, telephone **(559) 600-4022**, email mkhorsand@co.fresno.ca.us.

THE BUSINESS JOURNAL

FRESNO | KINGS | MADERA | TULARE

P.O. Box 126
Fresno, CA 93707
Telephone (559) 490-3400

(Space Below for use of County Clerk only)

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

NOTICE OF STUDY SESSION

FRESNO COUNTY PLANNING COMMISSION

DATE AND TIME:

JUNE 4, 2015 AT 8:45 A.M.

**DECLARATION OF PUBLICATION
(2015.5 C.C.P.)**

MISC. NOTICE

**NOTICE OF STUDY SESSION
FRESNO COUNTY PLANNING
COMMISSION**

A study session will be held to review the public review draft Housing Element Update covering the 4th and 5th cycle planning periods. The purpose of the Study Session is for staff and the consultant to present an overview of the Housing Element for both cycles and receive input from the Planning Commission and the public before submitting the updated 4th and 5th cycles to the State Department of Housing and Community Development (HCD) for the mandated 60-day review for compliance with State Law.

The Planning Commission Study Session will be at 8:45 a.m. on June 4, 2015 (or as soon thereafter as possible) in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA. The Study Session with the Board of Supervisors anticipated to occur at 9:00 a.m. (or as soon thereafter as possible) on July 14, 2015 in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA. The Draft Public Review Update for 4th and 5th cycle planning periods are posted on the County's website at: <http://www.co.fresno.ca.us/HousingElement>

The Agenda and Staff Reports will be on the Fresno County web site

<http://www.co.fresno.ca.us/departmentspage.aspx?id=19735> by Saturday, May 30, 2015, 6:00 a.m.

For more information contact **Mohammad Khorsand** at the Department of Public Works and Planning - Policy Planning Unit at, 2220 Tulare Street (Corner of Tulare & "M" Streets, Suite B), Fresno, CA 93721, telephone (559) 600-4022, email mkhorsand@co.fresno.ca.us.
05/22/2015

STATE OF CALIFORNIA

COUNTY OF FRESNO

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **THE BUSINESS JOURNAL** published in the city of Fresno, County of Fresno, State of California, Monday, Wednesday, Friday, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of March 4, 1911, in Action No.14315; that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

MAY 22, 2015

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Fresno, California,

MAY 22, 2015

ON



Fresno County Multi-Jurisdictional Housing Element Update

Stakeholder Workshops

Two Opportunities to Participate on March 4, 2015

10 a.m. to 12 p.m.
City of Selma

City Council Chambers
1710 Tucker St.
Selma, CA 93662

2 p.m. to 4 p.m.
City of Kerman

Community Center
15101 W Kearney Blvd.
Kerman, CA 93630

Fresno County and 12 of the 15 cities in the county, with the help of the Fresno Council of Governments, are preparing a Multi-Jurisdictional Housing Element. The Multi-Jurisdictional Housing Element provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level.

The participating jurisdictions are hosting two workshops on March 4, 2015 - one in Selma and one in Kerman. Both workshops will cover the same information.

Your input is important to understanding the community's needs and potential solutions to housing challenges facing the Fresno region.

The workshops are open to the public. Please RSVP in advance.

For more information, reasonable accommodation or translation service requests, please contact Lindsey Chargin 72 hours before the workshop by phone (559-233-4148 ext. 205) or email (lindseyc@fresnocog.org).

To RSVP contact: Lindsey Chargin, Senior Regional Planner, Fresno Council of Governments
Ph. (559) 233-4148 ext. 205 | Email: lindseyc@fresnocog.org

Participating Jurisdictions: Fresno County, Clovis, Coalinga, Fowler, Huron, Kerman, Kingsburg, Mendota, Parlier, Reedley, San Joaquin, Sanger, Selma



Fresno County Multi-Jurisdictional Housing Element Update

Fresno County | Clovis | Coalinga | Fowler | Huron | Kerman
Kingsburg | Mendota | Parlier | Reedley | San Joaquin | Sanger | Selma

Planning Commission/ City Council Study Session

Monday, June 15, 2015

**6:00 p.m.
City of Clovis**

**1033 5th Street
Clovis, CA 93612**

Fresno County and 12 of the 15 cities in the county are preparing a Multi-Jurisdictional Housing Element with assistance from the Fresno Council of Governments (FCOG). The Multi-Jurisdictional Housing Element is intended to address countywide housing issues and needs more effectively at the regional and local levels. The Draft Multi-Jurisdictional Housing Element has been published, and will be presented to decision-makers from participating jurisdictions in June and July 2015.

On June 15, 2015, the City of Clovis will hold a study session to review the public review draft Multi-Jurisdictional Housing Element. At the study session, staff and the Housing Element Update consultant will present an overview of the draft Housing Element, facilitate a discussion with the Planning Commission and City Council and request input before submitting the document to the State Department of Housing and Community Development (HCD) for the State-mandated 60-day review for compliance with State law.

Please Direct Questions to: Tina Sumner, Community & Economic Development Director, City of Clovis
Ph. (559) 324-2082 | Email: tinas@cityofclovis.com



ਫ੍ਰੈਸਨੋ ਕਾਉਂਟੀ ਮਲਟੀ-ਜੁਰਿਸਡਿਕਸ਼ਨਲ ਹਾਉਸਿੰਗ

ਐਲਿਮੈਂਟ ਬਾਰੇ ਤਾਜ਼ਾ ਜਾਣਕਾਰੀ

Fresno County | Clovis | Coalinga | Fowler | Huron | Kerman
Kingsburg | Mendota | Parlier | Reedley | San Joaquin | Sanger | Selma

ਪਲੈਨਿੰਗ ਕਮਿਸ਼ਨ/ਸਿਟੀ ਕੌਂਸਲ ਦਾ ਅਧਿਐਨ ਸੈਸ਼ਨ

ਬੱਧਵਾਰ 3 ਜੂਨ 2015

ਸ਼ਾਮ 6:30 ਵਜੇ
ਸਿਟੀ ਆਫ ਕੇਰਮੈਨ

Kerman City Hall
850 S. Madera Avenue
Kerman, CA 93630

ਫ੍ਰੈਸਨੋ ਕਾਉਂਟੀ ਅਤੇ ਕਾਉਂਟੀ ਵਿੱਚ 15 ਵਿੱਚੋਂ 12 ਸ਼ਹਿਰ ਫ੍ਰੈਸਨੋ ਕਾਉਂਟੀ ਆਫ ਗਵਰਨਮੈਂਟਸ (FCOG) ਤੋਂ ਸਹਾਇਤਾ ਦੇ ਨਾਲ ਇੱਕ ਫ੍ਰੈਸਨੋ ਕਾਉਂਟੀ ਮਲਟੀ-ਜੁਰਿਸਡਿਕਸ਼ਨਲ ਹਾਉਸਿੰਗ ਐਲਿਮੈਂਟ ਬਣਾ ਰਹੇ ਹਨ। ਫ੍ਰੈਸਨੋ ਕਾਉਂਟੀ ਮਲਟੀ-ਜੁਰਿਸਡਿਕਸ਼ਨਲ ਹਾਉਸਿੰਗ ਐਲਿਮੈਂਟ ਦਾ ਇਰਾਦਾ ਪੂਰੀ ਕਾਉਂਟੀ ਵਿੱਚ ਰਿਹਾਇਸ਼ ਸਬੰਧੀ ਕਿਸੇ ਵੀ ਮੁੱਦਿਆਂ ਅਤੇ ਲੋੜਾਂ 'ਤੇ ਖੇਤਰੀ ਅਤੇ ਸਥਾਨਕ ਪੱਧਰਾਂ 'ਤੇ ਵਧੇਰੇ ਪ੍ਰਭਾਵੀ ਤਰੀਕੇ ਨਾਲ ਧਿਆਨ ਦੇਣਾ ਹੈ। ਡ੍ਰਾਫਟ ਮਲਟੀ-ਜੁਰਿਸਡਿਕਸ਼ਨਲ ਹਾਉਸਿੰਗ ਐਲਿਮੈਂਟ ਪ੍ਰਕਾਸ਼ਿਤ ਕਰ ਦਿੱਤਾ ਗਿਆ ਹੈ, ਅਤੇ ਜੂਨ ਅਤੇ ਜੁਲਾਈ 2015 ਵਿੱਚ ਹਿੱਸਾ ਲੈ ਰਹੇ ਅਧਿਕਾਰ-ਖੇਤਰਾਂ ਤੋਂ ਫੈਸਲਾ ਲੈਣ ਵਾਲਿਆਂ ਅੱਗੇ ਪੇਸ਼ ਕੀਤਾ ਜਾਵੇਗਾ।

3 ਜੂਨ 2015 ਨੂੰ, ਸਿਟੀ ਆਫ ਕੇਰਮੈਨ ਜਨਤਕ ਸਮੀਖਿਆ ਡ੍ਰਾਫਟ ਮਲਟੀ-ਜੁਰਿਸਡਿਕਸ਼ਨਲ ਹਾਉਸਿੰਗ ਐਲਿਮੈਂਟ ਦੀ ਸਮੀਖਿਆ ਕਰਨ ਲਈ ਇੱਕ ਅਧਿਐਨ ਸੈਸ਼ਨ ਆਯੋਜਿਤ ਕਰੇਗੀ। ਅਧਿਐਨ ਸੈਸ਼ਨ ਵਿਖੇ, ਸਟਾਫ ਅਤੇ ਹਾਉਸਿੰਗ ਐਲਿਮੈਂਟ ਅਪਡੇਟ ਸਲਾਹਕਾਰ ਡ੍ਰਾਫਟ ਹਾਉਸਿੰਗ ਐਲਿਮੈਂਟ ਦੀ ਰੂਪਰੇਖਾ ਪੇਸ਼ ਕਰਨਗੇ, ਪਲੈਨਿੰਗ ਕਮਿਸ਼ਨ ਅਤੇ ਸਿਟੀ ਕੌਂਸਲ ਦੇ ਨਾਲ ਵਿਚਾਰ-ਵਟਾਂਦਰੇ 'ਚ ਸਹਾਇਤਾ ਕਰਨਗੇ ਅਤੇ ਦਸਤਾਵੇਜ਼ ਨੂੰ ਸਟੇਟ ਦੇ ਕਨੂੰਨ ਦੀ ਪਾਲਣਾ ਕਰਨ ਵਾਸਤੇ ਸਟੇਟ ਦੀ ਵਿਧਾਨਕ ਤੌਰ 'ਤੇ ਜ਼ਰੂਰੀ 60 ਦਿਨ ਦੀ ਸਮੀਖਿਆ ਵਾਸਤੇ ਸਟੇਟ ਡਿਪਾਰਟਮੈਂਟ ਆਫ ਹਾਉਸਿੰਗ ਐਂਡ ਕਮਿਊਨਿਟੀ ਡਿਵੈਲਪਮੈਂਟ (HCD) ਕੋਲ ਜਮ੍ਹਾਂ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਵਿਚਾਰ ਮੰਗਣਗੇ।

ਕਿਰਪਾ ਕਰਕੇ ਪ੍ਰਸ਼ਨ

ਲੁਇਸ ਪੈਟਲਾਨ (Luis Patlan), ਸਿਟੀ ਮੈਨੇਜਰ/ਡਾਇਰੈਕਟਰ ਆਫ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਵੈਲਪਮੈਂਟ, ਸਿਟੀ ਆਫ ਕੇਰਮੈਨ

ਇਹਨਾਂ ਨੂੰ ਭੇਜੋ:

ਫੋਨ: (559) 846-9387 | ਈਮੇਲ: lpatlan@cityofkerman.org



Actualización del Elemento Multi-Jurisdiccional de Viviendas del Condado de Fresno

Fresno County | Clovis | Coalinga | Fowler | Huron | Kerman
Kingsburg | Mendota | Parlier | Reedley | San Joaquin | Sanger | Selma

Sesión de Estudio Concilio Municipal

Miercoles, 17 de junio 2015

**6:30 p.m.
Ciudad de Parlier**

**En la Sala del Concilio
1100 E Parlier Ave.
Parlier, CA**

El Condado de Fresno y 12 de las 15 ciudades en el condado están preparando un Elemento de Viviendas Multi-Jurisdiccional con la asistencia del Consejo de Gobiernos de Fresno (FCOG). El Elemento de Viviendas Multi-Jurisdiccional tiene por objeto abordar de manera más eficaz los problemas y las necesidades de viviendas de todo el condado a nivel local y regional. El Elemento Multi-Jurisdiccional de Viviendas preliminar ha sido publicado y será presentado a los tomadores de decisiones de las jurisdicciones participantes durante el mes de junio y julio del 2015.

El 17 de junio de 2015, la ciudad de Parlier llevará a cabo una sesión de estudio para repasar el Elemento de Viviendas Multi-Jurisdiccional preliminar. En esta sesión de estudio, el personal de la ciudad y el consultor contratado para este proyecto, presentarán una visión general del Elemento de Viviendas preliminar, facilitaran una discusión con la Comisión de Planeación y con el Concilio de la Ciudad y también solicitaran la opinión pública antes de entregar el documento al Departamento de Viviendas y Desarrollo Comunitario del Estado (HCD) que tendrá, por ley estatales, 60 días para revisar el Elemento de Viviendas Multi-Jurisdiccional.

**FAVOR DE DIRIGIR
CUALQUIER PREGUNTA A:**

Bruce O'Neal, Planificador de la Ciudad de Parlier.
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APPENDIX 1B: SPECIAL NEEDS FACILITIES IN FRESNO COUNTY

Table 1B-1 Residential Care Facilities (2014)

Facility	Address	Beds
The Acacia House	2805 W. Acacia, Fresno CA 93705	3
Alder Care Home	2340 South Adler Ave., Fresno, CA 93725	6
Allen Residential Holland House	5628 W. Holland, Fresno, CA 93722	6
Allen Residential Vista House	4591 N. Vista, Fresno, CA 93722	6
Anderson Community Care Facility	2534 East University Avenue, Fresno, CA 93703	6
Arden Drive Residential Home	3917 Arden Drive North, Fresno, CA 93703	8
Autumn Hills Guest Home, DbA Coo's Arf, LLC	5466 East Belmont Ave., Fresno, CA 93727	6
Avedikian Home #2	7237 N. Cecelia Avenue, Fresno, CA 93722	6
Baghetti-Home	2737 Norwich Avenue, Clovis, CA 93611	6
Barkers Group Home	4323 N. Holt, Fresno, CA 93705	6
Bolden Fremont Home	4702 W Norwich Ave., Fresno, CA 93722	6
Brewer Family Home	1133 East George, Fresno, CA 93706	4
Bryland Adult Residential Facility, LLC	510 E. Tower, Fresno, CA 93706	6
Burrus Adult Residential	157 N. Armstrong, Clovis, CA 93611	6
Calloway Adult Residential Facility	5292 W. Wildflower Ln.Code#1379, Fresno, CA 93725	6
Charlotte's Place, Inc.	4262 N. Glenn Ave., Fresno, CA 93704	6
The Chimes	3041 E. Clinton Avenue, Fresno, CA 93703	10
Clark Family Res.Inc. DbA Clark House	2545 N. Selland Ave., Fresno, CA 93722	6
Comfort Care Home	4484 N. Garden Ave., Fresno, CA 93726	6
Corpuz Adult Residential Facility	1536 Barstow Avenue, Clovis, CA 93611	6
Cotta-Brown Group Home II	4673 N Angus, Fresno, CA 93726	6
D & D Residential Inc.	5741 N. Katy Lane, Fresno, CA 93722	4
Dailey's Haven	4479 N. Eddy, Fresno, CA 93727	6
Dailey's Home Care	4690 East Hamilton, Fresno, CA 93702	6
DbA Canonizado's Clinton Home	1509 W. Clinton Avenue, Fresno, CA 93705	6
DbA Canonizado's Madison Home	5567 E. Madison Avenue, Fresno, CA 93727	6
Del Mundo Home	1645 Fowler, Clovis, CA 93611	6
Dial For Care, Inc.	1640 N Delno, Fresno, CA 93705	6
Dwight Home	5166 W. Lamona, Fresno, CA 93722	6
Eddie's Terrace	2693 South Bardell Avenue, Fresno, CA 93706	6
Eddie's Terrace #2	5041 E. Tower, Fresno, CA 93725	6
Eddie's Terrace #3	3450 W. Sierra, Fresno, CA 93711	6
Eddies Terrace #4	1415 W. Sierra, Fresno, CA 93711	6
Eddie's Terrace #5	6459 North Channing Avenue, Fresno, CA 93711	6
Eddie's Terrace #6	1283 West Twain Avenue, Fresno, CA 93711	6
Eddie's Terrace #7	1837 South Bush Avenue, Fresno, CA 93727	6
Esperance Center, North	10496 N. Armstrong, Clovis, CA 93612	6

Table 1B-1 Residential Care Facilities (2014)

Facility	Address	Beds
Farroll Home	1862 Florence Ave., Sanger, CA 93657	6
Fillmore Christian Garden	4826 E. Fillmore, Fresno, CA 93727	27
Floyd A.R.F.	226 Moody Ave., Clovis, CA 93619	5
G & S	4288 W. Michigan, Fresno, CA 93722	6
Garibay Home Ii	138 E. Bellaire Way, Fresno, CA 93704	4
Garibay-Holland Home	4850 E. Holland, Fresno, CA 93726	6
Garrett Christian Home	5642 E. Garrett, Fresno, CA 93727	6
Garrett House	5642 E. Garrett, Fresno, CA 93727	6
Hand Home	4741 N. Greenwood, Sanger, CA 93657	6
Haskins Residential Care	1037 South Chestnut Avenue, Fresno, CA 93702	18
Helping Hands	5277 N. Santa Fe Avenue, Fresno, CA 93711	6
Home Of Hope I	8623 N. Paula Ave., Fresno, CA 93720	6
Home Of Hope II Adult Residential Facility	1204 E. San Ramon, Fresno, CA 93710	6
House Of Trevelyn, The	121 E. Kaviland Avenue, Fresno, CA 93706	6
Huntington House, The	3655 E. Huntington, Fresno, CA 93702	6
Jay Homes, Inc.	5611 West Floradora Avenue, Fresno, CA 93722	4
Jones Home	5389 E. Lowe Avenue, Fresno, CA 93727	4
Jubilee Home Care Inc. #2	5943 W. Wathen Ave., Fresno, CA 93722	4
Jubilee Home Care, Inc.	4261 W. Capitola Avenue, Fresno, CA 93722	6
Kaviland Place	4657 E. Kaviland, Fresno, CA 93725	6
Kendall Home, The	4318 North First Street, Fresno, CA 93726	6
Kindred House #1	2396 S. Poppy, Fresno, CA 93706	6
Kings Royale	316 Caesar, Fresno, CA 93727	6
Kings Royale II, The	444 Pierce, Clovis, CA 93612	6
Lauren Adult Residential Facility	4429 North Lauren Avenue, Fresno, CA 9372	5
Loop #1	5663 W. Tenaya, Fresno, CA 93722	4
Loop #2	1342 San Jose, Fresno, CA 93711	6
Loop #3	7931 North Baird Avenue, Fresno, CA 93720	4
Los Altos Home	1870 North Cornelia Avenue, Fresno, CA 93722	6
Lynn Home	2715 North Helm Avenue, Clovis, CA 93612	6
M&B Group Homes	446 Laverne Ave., Clovis, CA 93611	6
Manning Home	767 Manning Avenue, Reedley, CA 93654	6
Mante's Board & Care Home	5624 West Olive, Fresno, CA 93722	6
Mante's Home	6588 N. Meridian, Fresno, CA 93710	6
Martin Family Home	1077 Toulumne Street, Parlier, CA 93648	6
Martin Family Home #2	2935 East Weldon Avenue, Fresno, CA 93703	6
Martin's Home-Homsy	345 North Homsy Avenue, Fresno, CA 93727	6
Mason Residential Care Facility	1775 W. Donner, Fresno, CA 93705	6
Mc Alister Residential Home	232 West Woodward, Fresno, CA 93706	6

Table 1B-1 Residential Care Facilities (2014)

Facility	Address	Beds
McWealth Care Inc	6167 N. Cornelia Ave., Fresno, CA 93722	4
Medina Res. Care Svcs., Ltd LLC Ramona Residence	1354 Ramona Ave., Clovis, CA 93612	6
Mi Casita Care Home	4879 E. San Gabriel, Fresno, CA 93726	6
Mi Casita Dos	296 W. Richert Avenue, Clovis, CA 93612	6
Michael Home	4828 E. Princeton, Fresno, CA 93703	6
Miller-Angelo Arf	5321 West Home Avenue, Fresno, CA 93722	6
Monsevais Res. Facility, Inc.-Dewey Home	6714 N. Dewey, Fresno, CA 93711	5
Monsevais Residential Facility	6622 N. Nantucket Ave., Fresno, CA 93704	6
Monsevais Residential Facility–Sample Home	3315 E. Sample, Fresno, CA 93710	4
Myles Community Service II	4664 E. Garrett, Fresno, CA 93725	6
Nelson's Community Care Facility	4836 North Sixth, Fresno, CA 93726	6
No Place Like Home	4269 W. Palo Alto Ave., Fresno, CA 93722	3
Ohannesian Home #2	10650 So. Frankwood Avenue, Reedley, CA 93654	6
Opoku-Ababio Adult Care	2723 E. Robinson Avenue, Fresno, CA 93726	6
Pathways	1511 W. Millbrae, Fresno, CA 93711	6
Pathways Adler Home	130 Adler Ave., Clovis, CA 93612	4
Patton Home	1270 N. Lucerne Lane, Fresno, CA 93728	6
Paul Home, The	4577 N. Sharon, Fresno, CA 93726	6
Psalm 23 Loving Care Residential	1085 W. Barstow Ave., Fresno, CA 93711	6
Reedley Home	3461 S. Usry Avenue, Reedley, CA 93654	6
Reyes Ranch LLC	20022 East American Ave., Reedley, CA 93654	4
Ruby's Valley Care Home	9919 South Elm Ave., Fresno, CA 93706	50
Runderson's Adult Resident Facility #2	728 Fresno Street, Fresno, CA 93706	3
Runderson's Adult Residential Facility	4935 East Tyler Avenue, Fresno, CA 93727	2
Safe Haven Claremont Community Care Home	905 Claremont Avenue, Fresno, CA 93727	4
Schexnayder's Home	6314 W. Dovewood Lane, Fresno, CA 93723	6
Sengsiri Home	1142 Carson Avenue, Clovis, CA 93611	6
Sunnyside Home	2540 S. Judy Avenue, Fresno, CA 93727	6
Sunshine Board And Care II	1642 W. Robinson Avenue, Fresno, CA 93705	6
Sunshine Board And Care II	4343 North Augusta Avenue, Fresno, CA 93726	6
Teilman Board And Care Home	1594 North Teilman Avenue, Fresno, CA 93728	6
Townsend House	6410 E. Townsend, Fresno, CA 93727	6
V & A Assisted Living	6101 N. Mitre Avenue, Fresno, CA 93722	6
V & A Assisted Living "Celeste Home"	1686 W. Celeste, Fresno, CA 93711	6
V&A Assisted Living	11140 S. Cherry Ave., Fresno, CA 93725	4
Valley Comfort Home, Inc.	6579 E. Fillmore Avenue, Fresno, CA 93727	6
Williams Community Integration	698 S. Dockery, Sanger, CA 93657	6
Williams-Whittle Residential Care Home #2	4112 W. Providence Avenue, Fresno, CA 93722	6
Williams-Whittle Residential Home	821 W. Valencia, Fresno, CA 93706	6

Table 1B-1 Residential Care Facilities (2014)

Facility	Address	Beds
Wilson Family Care Home	2145 Maple, Selma, CA 93662	4
Wood Adult Residential Facility	9325 Mc Call Avenue, Selma, CA 93662	4
Yarbrough Adult Residential	4602 W. Oslin, Fresno, CA 93722	4
Yellow Rose Residential Care Home-Hughes	4376 North Hughes Avenue, Fresno, CA 93705	6
Yellow Rose Residential Care Home-Norwich	3333 W. Norwich Avenue, Fresno, CA 93722	6
Total Beds		753

Source: California Department of Social Services Care Facility Search, as of October 2014.

Table 1B-2 Emergency Shelters in Fresno County (2015)

Project Type	Organization Name	Project Name	Location	Target population	Victims of Domestic Violence	Total Beds
PSH	AspiraNet	AspiraNet Permanent Supportive Housing	Fresno	Single males and females (over 18)	N/A	10
ES	County of Fresno ETA	VOUCHERS	Fresno	Households with children	N/A	57
RRH	Fresno EOC	EOC ESG	Fresno	Single females and households with children	N/A	23
PSH	Fresno EOC	Phoenix	Fresno	Households with children	N/A	35
ES	Fresno EOC	Sanctuary Youth Shelter	Fresno	Unaccompanied males and females under 18	N/A	12
TH	Fresno EOC	TLC 1	Fresno	Single females and males plus households with children	N/A	24
TH	Fresno EOC	TLC 2	Fresno	Single females and males plus households with children	N/A	20
TH	Fresno EOC	TLC 3	Fresno	Single females and males plus households with children	N/A	40
ES	Fresno Housing Authority	Fresno First Step Homes	Fresno	Single females and males plus households with children	N/A	73
PSH	Fresno Housing Authority	VASH Fresno	Fresno	Single females and males plus households with children	N/A	241
PSH	Fresno Housing Authority	VASH Fresno	Fresno	Single females and males plus households with children	N/A	79
PSH	Fresno Housing Authority	Alta Monte	Fresno	Single males and females (over 18)	N/A	29
PSH	Fresno Housing Authority	S+C I	Fresno	Single females and males plus households with children	N/A	24
PSH	Fresno Housing Authority	S+C II	Fresno	Single females and males plus households with children	N/A	85
PSH	Fresno Housing Authority	S+C III	Fresno	Single males and females (over 18)	N/A	36
PSH	Fresno Housing Authority	S+C IV	Fresno	Single females and males plus households with children	N/A	56
PSH	Fresno Housing Authority	Santa Clara	Fresno	Single males and females (over 18)	N/A	24
PSH	Fresno Housing Authority	Santa Clara B	Fresno	Single males and females (over 18)	N/A	24
PSH	Fresno Housing Authority	Trinity Project	Fresno	Single males and females (over 18)	N/A	20
TH	Marjaree Mason Center	Clovis Shelter	Clovis	Single females and households with children	Yes	18

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Project Type	Organization Name	Project Name	Location	Target population	Victims of Domestic Violence	Total Beds
ES	Marjaree Mason Center	Reedley House	Reedley	Single females and households with children	Yes	18
ES	Marjaree Mason Center	Domestic Violence Shelter	Fresno	Single females and households with children	Yes	93
TH	Marjaree Mason Center	Downtown Transition	Fresno	Households with children	Yes	16
TH	Marjaree Mason Center	Next Step	Fresno	Single females	Yes	8
TH	Marjaree Mason Center	Olson House	Fresno County	Single females and households with children	Yes	17
PSH	Mental Health Systems Inc.	Fresno Housing Plus II	Fresno	Single females and households with children	N/A	24
SH	Poverello House	Naomi's House	Fresno	Single females		24
TH	Spirit of Woman	SOW SHP	Fresno	Single females and households with children	N/A	19
PSH	Turning Point (TPOCC)	Family Villa	Fresno	Households with children	N/A	104
TH	Turning Point (TPOCC)	New Outlook	Fresno	Households with children	N/A	194
PSH	Turning Point (TPOCC)	STASIS	Fresno	Single males and females (over 18)	N/A	28
TH	Turning Point (TPOCC)	TLC	Fresno	Single males and females (over 18)	N/A	30
ES	VA Central CA Health Care System	HCHV/RT- Redux House	Fresno	Single males	N/A	36
ES	VA Central CA Health Care System	HCHV/RT-Thompson Veterans Home	Fresno	Single males	N/A	6
TH	Valley Teen Ranch	Transitional Living Home	Fresno	Single males	N/A	4
RRH	West Care	ESG	Fresno	Single males	N/A	7
TH	West Care	GPD HomeFront	Fresno	Single females and households with children	N/A	15
TH	West Care	GPD Veteran's Plaza	Fresno	Single males	N/A	28
RRH	West Care	SSVF	Fresno	Single females and males plus households with children	N/A	23
PSH	WestCare	Project Lift Off	Fresno	Households with children	N/A	45

Note: Project types: ES= Emergency Shelter; TH= Transitional Housing; SH= Safe Haven; PSH= Permanent Supportive Housing; RRH= Rapid Re-Housing

Source: Fresno Housing Authority, 2015.

APPENDIX 2

APPENDIX 2 STRUCTURE

Appendix 2 is organized into separate appendices for each jurisdiction. The appendices are structured as follows:

1. **Implementation Programs:** Contains jurisdiction-specific implementation programs to be carried out over the planning period to address the regional housing goals.
2. **Sites Inventory:** Describes the jurisdiction-specific sites available to meet the RHNA.
3. **Constraints:** Identifies potential jurisdiction-specific governmental constraints to the maintenance, preservation, conservation, and development of housing.
4. **Review of Past Accomplishments:** Describes the progress implementing the previous housing element policies and actions.
5. **At-Risk Analysis:** Provides an analysis of the at-risk units by jurisdiction as well as the preservation options.

APPENDIX 2A

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APPENDIX 2J: CITY OF REEDLEY

SECTION 2J-1: ACTION PLAN

Regional Collaboration

Program 1: Regional Collaboration on Housing Opportunities

The Multi-Jurisdictional Housing Element provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level, and the 13 participating jurisdictions are committed to continuing the regional collaboration in the implementation of the Housing Element. By working together, the jurisdictions can share best practices, explore opportunities for further collaboration, and make the best use of limited resources.

Timeframe and Objectives:

- The County of Fresno Public Works and Planning Department, with assistance from the Fresno COG, will take the lead in coordinating Committee meetings.
- Continue to participate in the Countywide Housing Element Technical Committee to collaborate on housing program implementation and regional issues including, disadvantaged unincorporated communities (SB 244), infrastructure challenges, farmworker housing, homelessness, and fair housing.
- The Countywide Housing Element Technical Committee will meet at least biannually to evaluate successes in implementation of programs and to identify gaps and additional needs.
- The Committee will meet annually with the California Department of Housing and Community Development (HCD) to discuss funding opportunities and challenges in implementation of programs, and seek technical assistance from HCD and other State agencies in the implementation of housing programs and the pursuit of grant funding.

APPENDIX 2J: CITY OF REEDLEY

- The Committee will meet periodically with Fair Housing of Central California to discuss fair housing issues and opportunities for education.
- The Committee will advocate on behalf of the Fresno region for more grant funding for affordable housing and infrastructure improvements.
- Continue to seek partnerships with other jurisdictions in the region and other agencies (such as the Housing Authority), housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region.
- Develop a directory of services and resources for lower-income households available in the region, and review and update it annually. Make the directory available on City/County websites and at City/County offices.

Financing:	General Fund
Implementation Responsibility:	Community Development Department (Planning Division)
Relevant Policies:	Policy 1.3, Policy 1.4, Policy 1.7, Policy 4.2, Policy 4.3, Policy 4.6

Program 2: Review Annexation Standards in Memorandum of Understanding

All jurisdictions in Fresno County are subject to the City-County Memorandum of Understanding (MOU), which establishes procedures for annexation of land to cities. The City/County MOU encourages urban development to take place within cities and unincorporated communities where urban services and facilities are available or planned to be made available in an effort to preserve agricultural land. The MOU standards for annexation require that a minimum of 50 percent of annexation areas have an approved tentative subdivision map or site plan. While cities can take certain steps to “prezone” land in advance of annexation, the annexation of the land into the city limits is dependent upon private developers to request an annexation. In cities that are mostly built out within their current city limits, the MOU may limit the cities’ ability to accommodate future housing needs.

Timeframe and Objectives:

- The County of Fresno and the cities within the County shall work together to review and revise, as deemed appropriate by all parties, the standards for annexation contained in the Memorandum of Understanding between the County and the cities.

Financing:	General Fund
Implementation Responsibility:	Community Development Department (Planning Division)
Relevant Policies:	Policy 1.1, Policy 1.3, Policy 1.4

Adequate Sites

Program 3: Provision of Adequate Sites

The City of Reedley will provide for a variety of housing types and ensure that adequate sites are available to meet its Regional Housing Needs Allocation (RHNA) of 1,311 units. As part of this Housing Element update, the City has developed a parcel-specific inventory of sites suitable for future residential development. The suitability of these sites has been determined based on the development standards in place and their ability to facilitate the development of housing to meet the needs of the City’s current and future residents, pursuant to State laws.

Timeframe and Objectives:

- Maintain and annually update the inventory of residential land resources for internal purposes;
- Provide the inventory on the City website and make copies available upon request;
- Monitor development and other changes in the inventory to ensure the City has remaining capacity consistent with its share of the regional housing need; and
- Actively participate in the development of the next RHNA Plan to better ensure that the allocations are reflective of the regional and local land use goals and policies.

Financing:	General Fund
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4, Policy 1.5, Policy 1.6, Policy 1.7, Policy 1.8, Policy 1.9

Program 4: Monitoring of Residential Capacity (No Net Loss)

The City will monitor the consumption of residential acreage and development on non-residential sites included in the inventory to ensure an adequate inventory is available to meet the City’s RHNA obligations. To ensure sufficient residential capacity and density is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure, pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity and/or density range below the residential planned land use designation range needed to accommodate the remaining need for lower income households, the City will identify and if necessary rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.

Timeframe and Objectives:

- Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863 by 2017.
- Monitor and report through the HCD annual report process.
- If rezoning/upzoning is required to replenish the sites inventory for meeting the RHNA shortfall, the sites shall be large enough to accommodate at least 16 units per site at a minimum density of 20 units per acre, and shall be rezoned within two years.

Financing:	General Fund
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4, Policy 1.5, Policy 1.6

Program 5: Water and Wastewater Service

The development viability of the vacant sites in the inventory is directly linked to the availability and capacity of public facilities and services. The City continues to work to address water supply issues and infrastructure capacity limitations.

Additionally, California Government Code Section 65589.7 requires water and sewer providers to establish specific procedures and grant priority water and sewer service to developments with units affordable to lower-income households. The statute also requires local governments to immediately deliver the housing element to water and sewer providers. The City of Reedley is the water and wastewater provider in the city.

Timeframe and Objectives:

- Continue to monitor water and wastewater capacity and make improvements, as appropriate and feasible, to better serve existing development and strive to accommodate the RHNA.

- Establish procedures by the end of 2016 for granting priority water and sewer service to developments with lower-income units in compliance with California Government Code Section 65589.7.
- Maximize the use of the City's CDBG allocated share to address deficient or non-existent infrastructure in support of housing. Funds will be leveraged for area-wide improvements for housing construction, rehabilitation, and preservation.

Financing:	General Fund
Implementation Responsibility:	Community Development Department and Public Works Department
Relevant Policies:	Policy 1.7

Affordable Housing Development and Preservation

Program 6: Affordable Housing Incentives

The City continues to have needs for affordable housing for lower income households, especially for seniors, disabled (including persons for developmental disabilities), farmworkers, the homeless, and those at imminent risk of becoming homeless. The City will continue to work with housing developers to expand affordable housing opportunities.

Timeframe and Objectives:

- Continue to seek partnerships and regularly meet, at least annually, with other agencies (such as the Housing Authority), housing developers, community stakeholders, and employers to discuss and pursue viable opportunities for providing affordable housing, with an emphasis on housing opportunities for very low and extremely low income households, as well as special needs populations, such as the elderly, disabled (including developmentally disabled), farmworkers, the homeless, and those at risk of becoming homeless.
- Continue to offer, fee reductions, and deferral of development impact fee payments to facilitate affordable housing development and special needs projects, particularly those located on infill sites.
- Continue to promote the State density bonus and provide streamlined processing to facilitate affordable housing development, and provide for additional flexibility for affordable housing and special needs housing through the minor deviation process. The City will promote this program by publicizing the incentives on the City website and by conducting pre-application consultation with developers regarding incentives available. Examples of flexible development standards include: reduced parking requirements; reduced requirements for curb, gutter and sidewalk

construction; common trenching for utilities; and reduced water and wastewater connection fees.

- Continue to streamline the environmental review process for housing developments to the extent possible, using available State categorical exemptions and Federal categorical exclusions, when applicable.
- Monitor the State Department of Housing and Community Development’s website annually for Notices of Funding Ability (NOFA) and, where appropriate, prepare or support applications for funding for affordable housing for lower income households (including extremely low income households), such as seniors, disabled (including persons with developmental disabilities), the homeless, and those at risk of homelessness.
- Expand the City’s affordable housing inventory by 275 units over the next eight years – 50 extremely low-income, 75 very low-income, and 150 low-income units.

Financing:	HOME, CDBG, LIHTC, Multi-Family Housing Revenue Bond, and other funding sources as available
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 2.2, Policy 2.3, Policy 2.4, Policy 2.5, Policy 2.6, Policy 2.7

Program 7: Farmworker Housing

The farming industry is the foundation of the County’s economy base. According to the USDA, National Agricultural Statistics Service (NASS) 2012, about 58,600 workers were employed in farm labor throughout the County, indicating a significant need to provide housing for farmworkers and their families, particularly during peak harvest seasons.

Timeframe and Objectives:

- Continue to support and encourage other agencies and housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds for farmworker housing, including State HCD and USDA Rural Development loans and grants and other funding sources that may become available.
- Continue to offer incentives such as density bonus, streamlined processing, and the minor deviation process to facilitate the development of farmworker housing.
- Annually monitor the status of farmworker housing as part of the City’s annual report to HCD on Housing Element progress and evaluate if City efforts are effective in facilitating the provision of

farmworker housing. If appropriate, make necessary changes to enhance opportunities and incentives for farmworker housing development.

Financing:	General Fund
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 2.3, Policy 2.4, Policy 2.5

Program 8: Preserving Assisted Housing

Preserving the existing affordable housing stock is a cost-effective approach to providing affordable housing in Reedley. The City must guard against the loss of housing units available to lower income households. There are 38 units at the Mountain View Apartments at 128 South Haney Avenue, Reedley that that are considered at risk of conversion to market rate by 2025. The City will strive to preserve these at-risk units as affordable housing.

Timeframe and Objectives:

- The City shall continue to work with, and monitor local activities of the Fresno Housing Authority, in Reedley.
- Monitor the status of any HUD receipt/approval of Notices of Intent and Plans of Action filed by property owners to convert to market rate units, and immediately upon notification of intent to terminate affordability restrictions, take the following actions:
 - Identify non-profit organizations as potential purchasers/ managers of at-risk housing units.
 - Explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or non-profit agencies, purchase existing buildings to replace at-risk units, or construct replacement units.
 - Ensure the tenants are properly noticed and informed of their rights and eligibility to obtain special Section 8 vouchers reserved for tenants of converted HUD properties.

Financing:	LIHTC, Multi-Family Housing Revenue Bond, and other funding sources as available
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 3.6

Program 9: Encourage and Facilitate Accessory Units (Second Units)

A second unit (sometimes called an “accessory dwelling unit” or “granny flat”) is an additional self-contained living unit either attached to or detached from the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. Second units can be an important source of affordable housing given that they typically are smaller and have no associated land costs. The City permits second units ministerially in all residential zones.

Timeframe and Objectives:

- By 2018, consider fee reductions for second units.
- By 2019, implement a public education program advertising the opportunity for second units through the City website and at the planning counter.

Financing:	General Fund
Implementation Responsibility:	Community Development Department (Planning Division)
Relevant Policies:	Policy 2.6

Removal of Governmental Constraints

Program 10: Zoning Code Amendments

In compliance with State laws, the City amended its Municipal Code to be more in alignment with State laws. This amendment addressed the provision of a variety of housing options, especially housing for special needs groups. Specifically, the City will further amend the Municipal Code to address the following:

- **Density Bonus:** Consistent with Government Code, a density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district will be available to developers who provide affordable housing as part of their projects. Developers of affordable housing will also be entitled to receive incentives on a sliding scale to a maximum of three, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided.
- **Reasonable Accommodation:** Establish a reasonable accommodation procedure to provide flexibility in policies, rules, and regulations in order to allow persons with disabilities access to housing.

The City will review parking standards for group homes as part of a comprehensive review and update of parking standards, expected to be completed by the end of 2016, and ensure parking standards for group homes are appropriate and do not constitute a constraint.

Timeframe and Objectives:

- Review and adopt appropriate parking standards for group homes by the end of 2016.
- Amend Zoning Code by 2018 to address density bonus and reasonable accommodation.
- Annually review the effectiveness and appropriateness of the Zoning Ordinance and process any necessary amendments to remove or mitigate potential constraints to the development of housing.

Financing:	General Fund
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 4.1, Policy 4.2, Policy 4.3, Policy 4.4, Policy 4.5, Policy 4.6

Program 11: Lot Consolidation and Lot Splits

The City’s vacant sites inventory is comprised of parcels of varying sizes, from small lots of less than half acre or large lots of over 20 acres; either case presents unique challenges to residential development, especially to multifamily housing development. The City will encourage lot consolidation or lot splitting to promote the efficient use of land for residential development pursuant to the Subdivision Map Act.

Timeframe and Objectives:

- Assist interested developers/property owners in identifying opportunities for lot consolidation or lot splitting.
- Process requests for lot consolidation and lot splitting concurrent with other development reviews.

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- Offer incentives to developers to promote parcel consolidation, such as priority permit processing and deferred development fees.
- Encourage the use of master plans/specific plans to provide a cohesive development strategy for large lots.
- Annually monitor the effectiveness of this program as part of the City’s annual report to HCD on Housing Element progress and, if appropriate, make necessary changes to enhance opportunities and incentives for lot consolidations and lot splits.

Financing:	General Fund
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.5, Policy 2.4

Program 12: Monitoring of Planning and Development Fees

The City charges various fees to review and process development applications. Such fees may add to the cost of housing development. The City will analyze housing related development fees on an annual basis. The City is encouraging development within the existing downtown and along the public Rail Trail. Development Impact Fees are reduced in these infill development areas.

Timeframe and Objectives:

- Continue to monitor the various fees charged by the City to ensure they do not unduly constrain housing development.
- As appropriate, consider incentives such as deferred or reduced fees to facilitate affordable housing development.

Financing:	General Fund
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 4.1, Policy 4.2, Policy 4.3, Policy 4.4, Policy 4.5, Policy 4.6

Housing Quality

Program 13: Fresno County Housing Assistance Rehabilitation Program (HARP)

This program provides loans to qualifying homeowners in the unincorporated County and participating cities for the improvement of their homes. The City of Reedley is a participating city. Eligible improvements include energy efficiency upgrades and installations, health and safety and hazard corrections, and accessibility modifications. Loan terms under this program vary according to household income and the improvements and repairs that are needed.

Timeframe and Objectives:

- Promote available housing rehabilitation resources on City website and public counters.
- Refer interested households to County program with the goal of assisting four low income households during the planning period.

Financing:	CDBG and HOME funds
Implementation Responsibility:	Fresno County Public Works and Planning Department, Community Development Division & City of Reedley
Relevant Policies:	Policy 3.2, Policy 3.4, Policy 4.1

Program 14: Fresno County Rental Rehabilitation Program (RRP)

This program provides no interest loans to qualifying property owners in the unincorporated County and participating cities for making improvements to their rental properties. The City of Reedley is a participating city in the RRP and provides information to property owners, but the implementation is done through Fresno County. Eligible improvements include repairing code deficiencies, completing deferred maintenance, lead-based paint and asbestos abatement, HVAC repairs, energy efficiency upgrades, accessibility modifications, and kitchen and bathroom upgrades.

Timeframe and Objectives:

- Promote available housing rehabilitation resources on City website and public counters.
- Refer interested property owners to County program.

Financing:	HOME funds
Implementation Responsibility:	Fresno County Public Works and Planning Department, Community Development Division & City of Reedley
Relevant Policies:	Policy 3.2, Policy 3.4, Policy 4.1

Program 15: Code Enforcement

The Fire Department is in charge of the enforcing the City’s municipal codes with the objective of protecting the health and safety of residents.

Timeframe and Objectives:

- Continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with city codes.
- Refer income-eligible households to County housing rehabilitation programs for assistance in making the code corrections.

Financing:	General Fund
Implementation Responsibility:	Fire Department & Community Development Department (Building Division)
Relevant Policies:	Policy 3.1, Policy 3.3

Housing Assistance

Program 16: Fresno County Homebuyer Assistance Program (HAP)

City of Reedley participates in the County’s Homebuyer Assistance Program, which is administered through the Fresno County Housing Authority. This program assists lower income families with purchasing their first home by providing a zero interest, deferred payment loan that does not exceed 20 percent of the purchase price of the single family residence (plus loan closing costs). Households earning up to 80 percent AMI in unincorporated Fresno County and participating cities are eligible for this program.

Timeframe and Objectives:

- Promote available homebuyer resources on City website and public counters.
- Refer interested households to County program with the goal of assisting four households.

Financing:	HOME funds
Implementation Responsibility:	Fresno County Public Works and Planning Department, Community Development Division & City of Reedley
Relevant Policies:	Policy 2.1, Policy, 2.4, Policy 2.5, Policy 2.8

Program 17: First-Time Homebuyer Resources

Reedley residents have access to a number of homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA), through the Fresno County Public Works and Planning Department, Community Development Division.

- Mortgage Credit Certificate (MCC): The MCC Tax Credit is a federal credit which can reduce potential federal income tax liability, creating additional net spendable income which borrowers may use toward their monthly mortgage payment. This MCC Tax Credit program may enable first-time homebuyers to convert a portion of their annual mortgage interest into a direct dollar for dollar tax credit on their U.S. individual income tax returns.
- CalPLUS Conventional Program: This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalPLUS Conventional is fixed throughout the 30-year term. The CalPLUS Conventional is combined with a CalHFA Zero Interest Program (ZIP), which is a deferred-payment junior loan of three percent of the first mortgage loan amount, for down payment assistance.
- CalHFA Conventional Program: This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalHFA Conventional is fixed throughout the 30-year term.

CalHFA loans are offered through local loan officers approved and trained by CalHFA.

Timeframe and Objectives:

- Promote available homebuyer resources on City website and public counters in 2016.
- Annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance.

Financing:	CalHFA
Implementation Responsibility:	Fresno County Public Works and Planning Department, Community Development Division
Relevant Policies:	Policy 2.8

Program 18: Energy Conservation

The City promotes energy conservation in housing development and rehabilitation.

Timeframe and Objectives:

- Consider incentives to promote green building techniques and features in 2017, and as appropriate adopt incentives by 2018.
- Continue to promote HERO and YGREEN program by providing links on the City website and making brochures available at City counters.
- Continue to promote and support Pacific Gas and Electric Company programs that provide energy efficiency rebates for qualifying energy-efficient upgrades by providing a link on the City website and making brochures available at City counters.
- Expedite review and approval of alternative energy devices (e.g., solar panels).
- The City shall encourage and make available the HERO Program on the City website and public counters in 2016.

Financing:	General Fund
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 6.1, Policy 6.2, Policy 6.3

Program 19: Housing Choice Vouchers

The Housing Choice Voucher (HCV) Program extends rental subsidies to extremely low and very low income households, including families, seniors, and the disabled. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by the HUD and what a tenant can afford to pay (i.e., 30 percent of household income). The Fresno Housing Authority administers the housing choice voucher program in Fresno County.

Timeframe and Objectives:

- Provide information on the HCV program on City website and public counters in 2016.
- Refer interested households to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs.
- Work with the Housing Authority to disseminate information on incentives for participating in the HCV program throughout city neighborhoods with varying income levels to promote housing opportunities for all city residents.

Financing:	HUD Section 8
Implementation Responsibility:	Fresno Housing Authority
Relevant Policies:	Policy 2.2

Program 20: Fair Housing

Residents in the Central Valley, including Fresno County, can access fair housing services provided by the Fair Housing Council of Central Valley (FHCCC). FHCCC offers mediation, counseling, advocacy, research, and fair housing training and workshops for residents as well as housing providers. Other fair housing resources include the Fresno Housing Authority, Fair Housing and Equal Opportunity (FHEO) division of HUD, and the State Department of Fair Employment and Housing (DFEH). The City will assist in promoting fair resources available in the region.

Timeframe and Objectives:

- Participate in the Fresno Urban County’s efforts in updating the Analysis of Impediments to Fair Housing Choice required by the CDBG program.
- Work collaboratively with other jurisdictions in the region to provide education to lenders, real estate professionals, and the community at large.
- Actively advertise fair housing resources at the public counter, community service agencies, public libraries, and City website.
- Refer fair housing complaints to HUD, DEFH, Fair Housing Council of Central California, and other housing agencies, as appropriate.

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Financing:	General Fund
Implementation Responsibility:	City of Reedley; FHCCC; Fresno Housing Authority; FHEO; DFEH
Relevant Policies:	Policy 5.1, Policy 5.2

Quantified Objectives

The Housing Element must contain quantified objectives for the maintenance, preservation, improvement, and development of housing. The quantified objectives set a target goal to achieve based on needs, resources, and constraints. Table 2J-1 shows the quantified objectives for the 2015-2023 Housing Element planning period. These quantified objectives represent targets. They are not designed to be minimum requirements. They are estimates based on past experience, anticipated funding levels, and expected housing market conditions.

Table 2J-1 Summary of Quantified Objectives, 2015-2023

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	50	75	150	260	539	1,074
Rehabilitation		2	2			4
Homebuyer Assistance			4			4
Conservation (Subsidized Rental Housing and Public Housing)	-	139	138	-	-	277

SECTION 2J-2: SITES INVENTORY

AB 1233 Carry-Over Analysis

The City of Reedley's Fourth Cycle (2006-2013) Housing Element contained a rezone program to meet its RHNA. As such, the potential AB 1233 penalty equals the portion of the RHNA not accommodated either through actual housing production or land made available for residential development. To determine any possible penalties, this analysis follows the following approach outlined by the State Department of Housing and Community Development (HCD):

- Step 1: Subtracting the number of housing units constructed, under construction, permitted, or approved since 2006 to date by income/affordability level;
- Step 2: Subtracting the number of units that could be accommodated on any appropriately zoned sites (not requiring rezoning) identified in the Housing Element; and
- Step 3: Subtracting the number of units that could be accommodated by rezonings that did occur; including:
 - Rezonings identified in the Housing Element; and
 - Rezonings that occurred independent of the Housing Element.

Progress Toward the RHNA

Units Built

The City's unaccommodated need can be reduced by the number of building permits issued since January 1, 2006, the start of the Fourth Cycle RHNA projection period. As shown in Table 2J-2, Reedley has issued permits for 799 units since 2006. Only deed-restricted affordable units were inventoried as lower-income. Lower-income units built during this timeframe include nearly 75 units built by Self-Help Enterprises, and Reedley Family Apartments Phase 1 (48 units) and Kings River Commons (60 units), both built in 2013. The Self-Help units are all counted as low-income. The units at Kings River Commons (Housing Authority development) and Reedley Family Apartments are both tax credit-funded projects and both provide all very low-income or extremely low-income units. Since the exact breakdown is not known, the units are all counted as very low-income units in Table 2J-2. All other units were inventoried as above moderate-income.

Table 2J-2 Permits Issued, Reedley, January 1, 2006 – December 31, 2013

Year	Units by Income Level				Total Units
	VLI	LI	MI	AMI	
2006	-	-	-	162	162
2007	-	-	-	205	205
2008	-	-	-	61	61
2009	-	44	-	63	107
2010	-	5	-	85	90
2011	-	-	-	16	16
2012	10	12	-	17	39
2013	117	1	-	1	119
Total	127	62	0	610	799

Source: City of Reedley, 2014.

Approved Projects

The City's unaccommodated need can also be addressed by units in projects that have been approved by the City since the start of the 4th cycle RHNA projection period, but not yet built. Table 2J-3 shows approved projects. For each project the table shows the name of the development, number of units by income category, a description of the units, and the current status of the project.

Reedley Family Apartments Phase 2 is the second phase of a deed-restricted affordable development by the Corporation for Better Housing. Both phases of the project were approved in 2010, and Phase 1 was issued permits in 2013 and completed in 2014. The infrastructure is in place for Phase 2, but the developer is waiting for low-income housing tax credit funding to proceed with the project. Phase 2 will include 32 units. It is assumed that these units will all be very low- or extremely low-income units, similar to Phase 1 of the project.

Kings River Village is a 39.3-acre development that will include residential, commercial, retail, professional, and recreational uses at both medium and high densities. The anticipated mix of housing includes:

- seven live/work units (17,500 square feet of live/work space total), all constructed during Phase One;
- 64 detached single-family homes (each 1,500 to 2,100 square feet), to be constructed during Phase Two;
- 70 single-family attached fee simple units (town homes) with 40 units configured as two units with one common wall (duplexes) and 30 units configured as attached by one or two common vertical walls with no common horizontal walls (triplexes) ranging from 1,200 to 1,800 square feet each to be constructed during Phase Two;

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- 80 independent (non-assisted care) senior living residences (average 750 square feet each) to be constructed during Phase Three; and
- 120 apartments (650 to 1,100 square feet each), to be constructed during Phase Four.

The seven live/work units and 80 senior living residences will be deed-restricted and are inventoried as lower-income. The 40 duplex units, 30 triplex units, and 120 garden apartment units are inventoried as moderate-income based on expected rents/sales prices. The 64 detached single family units are inventoried as above moderate-income units.

Trailside Terrace will be a 55-unit deed-restricted, mixed-use, workforce housing community developed by the Housing Authority and funded by tax credits. The project includes one-, two-, and three-bedroom units and up to 3,000 square feet of commercial space. The units will be rent-restricted for qualified residents with incomes ranging from 30 to 50 percent of the area median income.

These projects are being counted toward the Fourth Cycle RHNA and will be reported for the 2015 calendar year in the annual report to HCD.

Table 2J-3 Planned or Approved Projects, Reedley

Project	Units by Income Level					Total Units	Description of Units	Status
	ELI	VLI	LI	MI	AMI			
Reedley Family Apartments Phase 2	-	32	-	-	-	32	Deed-restricted multifamily	Approved on March 9, 2010. On-site improvements (curb, gutter, landscaping, and parking) are complete. Project is waiting for TCAC funding. Affordability based on Tax Credit Allocation. Will be reported as part of calendar year 2015
Kings River Village	-	-	87	190	64	341		Approved by City Council on April 28, 2015; pending building permit and will be reported as part of calendar year 2015.
Trailside Terrace	2	53	-	-	-	55	Workforce housing apartments. Deed-restricted.	Approved by staff on December 18, 2014; pending building permit and will be reported as part of calendar year 2015.
Total	2	85	87	190	64	428		

Source: City of Reedley, 2014.

Fourth Cycle Housing Element Vacant and Underutilized Land

Reedley's Fourth Cycle Housing Element identified vacant sites that could accommodate a total of 1,239 units, including 249 lower-income units, 495 moderate-income units, and 495 above-moderate-income units.

AB 1233 Carry-Over Analysis Summary

Table 2J-4 summarizes the AB 1233 carry-over analysis for Reedley. Based on units constructed, approved projects, and capacity on vacant land identified in the Fourth Cycle Housing Element Reedley met its Fourth Cycle RHNA in all income categories and does not have a RHNA carry-over.

Table 2J-4 AB 1233 Carry-Over Analysis Summary, Reedley, 2006-2013

Project	Units by Income Level					Total Units
	ELI	VLI	LI	MI	AMI	
2006-2013 RHNA	158	159	234			
	551 (combined lower-income)			260	539	1,350
Total Units	612 (combined lower-income)			705	1,170	2,481
Units Constructed 2006-2013 (Table 2J-2)	0	127	62	0	610	799
Approved Projects (Table 2J-3)	2	85	87	190	64	428
Vacant Sites Identified in Fourth Cycle Housing Element	249			495	495	1,239
Unaccommodated Need from 4th Cycle	0			0	0	0

Source: City of Reedley, 2014.

Fifth Cycle Housing Element RHNA Analysis

For the Fifth Cycle Housing Element update, Reedley has been assigned a total RHNA of 1,311 units, including 393 very low income units, 204 low income units, 161 moderate income units, and 553 above moderate income units.

Units built or under construction since 2013 and approved projects have already been counted toward the Fourth Cycle RHNA and are therefore not counted toward the Fifth Cycle RHNA.

Vacant Land

The Reedley Housing Element sites inventory uses the following assumptions:

- **Relation of density to income categories.** The following assumptions were used to determine the income categories according to the allowed densities for each site:
 - **Lower-income (LI) Sites.** Sites at least 0.5 acres in size that allow at least 20 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development. This includes sites zoned CC and RM-2, which allow for up to 29 and 21.78 units per acre, respectively.
 - **Moderate-Income (MI) Sites.** Sites that are zoned RM-3 and CN allow for up to 14.52 and 15 units per acre, respectively. These areas were inventoried as feasible for moderate-income residential development. Typical dwelling units include small and medium-sized apartments and other attached units. Sites that are less than 0.5 acres in size and zoned for CC or RM-2 were deemed too small to be inventoried as lower-income and were instead inventoried as moderate-income.
 - **Above Moderate-Income (AMI) Sites.** Sites within zones that allow only single family homes at lower densities were inventoried as above moderate-income units. This includes sites zoned for R-1-5, R-1-6, R-1-7, R-1-9, and R-1-12.
- **Development Potential.** The inventory assumes build out of 80 percent of the maximum permitted density for all residentially zoned sites. This estimate is fairly consistent with suburban development and the City's development standards are not considered excessive. Due to the large number of vacant sites zoned CC, the inventory conservatively assumes build out of 50 percent of the maximum permitted density of 20 units per acre, as described below.
- **Assumptions for Mixed-use Zoning.** In Reedley, the PO, C-AO, CN, CC, and CS zoning districts allow vertical and horizontal mixed use development by-right. The ML district allows mixed use development with a conditional use permit. The CN, CC, and ML zoning districts have vacant/underutilized land and are included in the sites inventory. Assumptions for these areas are as follows:
 - In the CN zone district a mixed use project is a "by right" use and the integrated residential use must be developed in accordance with the medium density residential general plan land use

designation (8 to 15 dwelling units per acre). These sites were inventoried as moderate-income at 80 percent of the maximum allowed density.

- In the CC zone district a mixed use project is a "by right" use and the integrated residential use must be developed in accordance with the high density residential general plan land use designation (15 to 29 dwelling units per acre). Because of the large number of CC zoned sites in the inventory, these sites were inventoried as lower-income at 50 percent of the maximum allowed density. This reduces reliance on CC zoned sites to meet the lower-income RHNA.
- The ML zoning district allows for mixed and residential uses with a conditional use permit. The Reedley Municipal Code stipulates that for residential projects within the ML district there shall be a minimum of 8 units per acre for sites 4-10 acres in size, a minimum of 15 units per acre for sites 11-15 acres in size, and a minimum of 20 units per acre for sites over 15 acres in size. The City has experience approving residential/mixed-use projects in this zone. The Kings River Village project, discussed above under approved projects, is a 341-unit project approved in the ML zoning district that will adhere to the minimum of 20 units per acre requirement. It provides for a wide variety of housing types. The inventory assumes that ML sites over 15 acres will be inventoried at the minimum required density of 20 units per acre in the lower-income category.

Table 2J-5 identifies vacant sites that are zoned for residential or mixed-use development. The locations of all vacant sites are shown in Figure 2J-1. Based on permitted densities and the assumptions described above, the sites identified in Table 2J-5 can accommodate an estimated 3,821 units, including 2,217 lower-income units, 572 moderate-income units, and 1,032 above moderate-income units. All of these sites are outside of FEMA 100-year flood zones and do not have other environmental constraints that could hinder future development.

The City recently (November 2015) rezoned a substantial number of sites for higher-density residential and mixed-use development through a voluntary citywide rezone program that would implement the Reedley General Plan. This action by the City and property owners in Reedley ensured adequate sites for lower-income housing. The sites are identified in Table 2J-5.

The City also recently annexed land into the city limits and prezoned parcels outside the city limits but within the sphere of influence. The Memorandum of Understanding (MOU) between the City and the County for annexation requires at least 50 percent of annexation areas must have an approved tentative subdivision map or site plan. The MOU relies on the private sector to stimulate annexation requests. The City successfully annexed some areas. However, in other areas, Reedley has prezoned sites in order to encourage future annexation, but annexation has not yet been initiated by the land owners.

The City has been working with the County and LAFCO and both agencies are supportive of annexation of these sites into the city limits. The City has also been working with the property owners and developers to facilitate annexation. The three sites are at various stages in the process. The ML-zoned site south of East Dinuba Avenue is expected to be considered for annexation in late 2015. The City has been meeting with a developer of the site south of East Manning along the river. The City is currently reviewing a site plan for

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this area and moving toward annexation of the site. The City has put several developers in touch with the property owner of the site near South Buttonwillow Avenue and East Manning Avenue.

Since the City has done all that it can to facilitate annexation by rezoning these parcels and the zoning is in place to allow the sites to develop as soon as they are annexed, the sites inventory treats these areas the same as other vacant sites in the inventory.

Table 2J-5 Vacant Sites, Reedley, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains	Notes
						LI	MI	AMI			
37009105	0.52	HR	RM-2	Vacant							
37009106	0.49	HR	RM-2	Vacant						None	
<i>subtotal</i>	<i>0.96</i>				21.78	17			17		
37040035	1.16	HR	RM-SP	Vacant	21.78	20			20	None	
37026606	0.92	HR	RM-SP	Vacant	21.78	16			16	None	
37042407	0.80	HR	RM-SP	Vacant	21.78	14			14	None	
37042214	0.56	HR	RM-SP	Vacant						None	
37042215	0.40	HR	RM-SP	Vacant						None	
<i>subtotal</i>	<i>0.96</i>				21.78	17			17		
37040030	0.43	HR	RM-SP	Vacant						None	
37040031	0.41	HR	RM-SP	Vacant						None	
37040032	0.41	HR	RM-SP	Vacant						None	
<i>subtotal</i>	<i>1.25</i>				21.78	22			22		
36307044										None	
36307039	4.90										
(portion)	16.46	CC	CC	Vacant							
<i>subtotal</i>	<i>21.36</i>	CC	CC	Vacant	29.00	309			309		Prezone
36835016	11.08	CC	CC	Vacant	29.00	161			161	None	Prezone
36835017	15.16	CC	CC	Vacant	29.00	220			220	None	Prezone
36835031	23.84	CC	CC	Vacant	29.00	346			346	None	Prezone
36307039										None	Prezone
(portion)	15.72	MDR	RM-3	Vacant	14.52		183		183		
										None	
37007084	5.75	ML	LI	Vacant							Prezone. Sites zoned LI have a minimum of 15 units per acre requirement for residential projects if site is 10-15 acres in size.
37007085	9.30	ML	LI	Vacant							
<i>subtotal</i>	<i>15.06</i>				15		226		226		

Table 2J-5 Vacant Sites, Reedley, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains	Notes
						LI	MI	AMI			
36835019	14.08	CC	CC	Vacant	29.00	204			204	None	Prezone
36801057	1.35	O	CC	Vacant						None	Rezoned as part of Citywide Rezone Program.
36801074S	1.40	O	CC	Vacant							
<i>subtotal</i>	2.75				29	40			40		
36801035T	1.03	P/IF	CC	Vacant						None	Rezoned as part of Citywide Rezone Program.
36801084	0.35	P/IF	CC	Vacant							
36801085T	0.67	P/IF	CC	Vacant							
<i>subtotal</i>	2.05				29	30			30		
36838028S	1.06	CD	CC	Vacant						None	Rezoned as part of Citywide Rezone Program.
36838033S	0.99	CD	CC	Vacant							
36838034S	0.36	CD	CC	Vacant							
<i>subtotal</i>	2.41				29	35			35		
36838043S	0.52	CD	CC	Vacant						None	Rezoned as part of Citywide Rezone Program.
36838044S	0.44	CD	CC	Vacant							
<i>subtotal</i>	0.96				29	14			14		
36838045S	0.36	CD	CC	Vacant						None	Rezoned as part of Citywide Rezone Program.
36838047S	0.23	CD	CC	Vacant							
<i>subtotal</i>	0.59				29	9			9		
36802127	0.64	CC	CC	Vacant						None	Rezoned as part of Citywide Rezone Program.
36802163S	1.73	CC	CC	Vacant							
<i>subtotal</i>	2.37				29	34			34		
36837057S	1.07	CD	CC	Vacant	29	16			16	None	Rezoned as part of Citywide Rezone Program.
36837079S	1.87	CD	CC	Vacant	29	27			27	None	Rezoned as part of Citywide Rezone Program.
36837085ST	0.57	CD	CC	Vacant	29	8			8	None	Rezoned as part of Citywide Rezone Program.

Table 2J-5 Vacant Sites, Reedley, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains	Notes
						LI	MI	AMI			
36838020U	0.84	CD	CC	Vacant	29	12			12	None	Rezoned as part of Citywide Rezone Program.
36518123 (portion)	2.35	CC	CC	Vacant	29	34			34	None	Annexed.
37005049	1.18	CC	CC	Vacant	29	17			17	None	Rezoned as part of Citywide Rezone Program.
37004031 (portion)	10.90	CC	CC	Vacant	29	158			158	None	Annexed.
36329117	2.53	HDR	RM-2	Vacant	21.78	44			44	None	Rezoned as part of Citywide Rezone Program.
36338047	4.44	HDR	RM-2	Vacant	21.78	77			77	None	Rezoned as part of Citywide Rezone Program.
36309061 (portion) 36309083 (portion) 36309084 (portion) <i>subtotal</i>	3.73 2.37 2.38 8.48	HDR	RM-2	Underutilized Agricultural Homesteads	21.78	92			92	None	Rezoned as part of Citywide Rezone Program.
36311084	4.26	HDR	RM-2	Vacant	21.78	74			74	None	Rezoned as part of Citywide Rezone Program.
36311085	3.14	HDR	RM-2	Vacant	21.78	55			55	None	Rezoned as part of Citywide Rezone Program.
36518123 (portion)	2.66	HDR	RM-2	Vacant	21.78	46			46	None	Annexed.

Table 2J-5 Vacant Sites, Reedley, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains	Notes
						LI	MI	AMI			
37004031 (portion)	2.80	HDR	RM-2	Vacant	21.78	49			49	None	Annexed.
37004031 (portion)	1.79	MDR	RM-2	Vacant	15		21		21	None	Annexed.
37043101	1.85	CN	CN	Vacant	15		22		22	None	Rezoned as part of Citywide Rezone Program.
37040033	1.18	CN	CN	Vacant	15		14		14	None	Rezoned as part of Citywide Rezone Program.
37040034	1.18	CN	CN	Vacant	15		14		14	None	Rezoned as part of Citywide Rezone Program.
36306208S	1.42	LDR	R-1-6	Vacant	7.27			9	9	None	Rezoned as part of Citywide Rezone Program.
36306207S	1.47	LDR	R-1-6	Vacant	7.27			9	9	None	Rezoned as part of Citywide Rezone Program.
37004021	12.45	LDR	R-1-6	Vacant	7.27			72	72	None	Annexed.
37004037	10.22	LDR	R-1-6	Vacant	7.27			59	59	None	Annexed.
37004031 (portion)	22.24	LDR	R-1-6	Vacant	7.27			129	129	None	Annexed.
36518123 (portion)	12.37	LDR	R-1-6	Vacant	7.27			72	72	None	Annexed.
37009105	0.52	HR	RM-2	Vacant	21.78		9		9	None	
37009106	0.49	HR	RM-2	Vacant	21.78		9		9	None	
37004049	1.98	CN	CN	Vacant	15		24		24	None	
37043101	1.85	CN	CN	Vacant	15		22		22	None	
37040033	1.18	CN	CN	Vacant	15		14		14	None	

Table 2J-5 Vacant Sites, Reedley, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains	Notes
						LI	MI	AMI			
37040034	1.18	CN	CN	Vacant	15		14		14	None	
36309061	8.68	Low Residential	R-1-SP	Vacant	7.27			50	50	None	
36803028	52.30	Low Residential	R-1-6	Vacant	7.27			304	304	None	
36309083	4.84	Low Residential	R-1-SP	Vacant	7.27			28	28	None	
36309084	4.79	Low Residential	R-1-SP	Vacant	7.27			28	28	None	
36352023T	2.11	Low Residential	R-1-SP	Vacant	7.27			12	12	None	
36803069	14.51	Low Residential	R-1-6	Vacant	7.27			84	84	None	
36308010	9.37	Low Residential	R-1-6	Vacant	7.27			55	55	None	
36513121	9.01	Low Residential	R-1-6	Vacant	7.27			52	52	None	
36338047	4.44	Low Residential	R-1-6	Vacant	7.27			26	26	None	
36329117	2.53	Low Residential	R-1-6	Vacant	7.27			15	15	None	
36338045	2.16	Low Residential	R-1-6	Vacant	7.27			13	13	None	
37012238	0.97	Low Residential	R-1-6	Vacant	7.27			6	6	None	
36348215T	1.84	P/IF	R-1-7	Vacant	6.22			9	9	None	
Total						2,217	572	1,032	3,821		

Source: City of Reedley, 2014.

RHNA Summary

Table 2J-6 provides a summary of Reedley’s ability to meet the 2013-2023 RHNA. After accounting for units built or under construction, planned and approved projects, and capacity on vacant sites, Reedley has surplus capacity for all income levels and a total surplus of 2,510 units. While a significant portion of the capacity is on non-residential sites, the City is not relying heavily on these sites to accommodate the RHNA. In fact, the City has nearly adequate capacity on vacant residential sites to accommodate the RHNA, and only needs to rely on non-residential sites to accommodate 54 lower-income units.

Table 2J-6 RHNA Summary, Reedley, January 1, 2013 – December 31, 2023

Project	Units by Income Level					Total Units
	ELI	VLI	LI	MI	AMI	
2013-2023 RHNA	196	197	204	161	553	1,311
Capacity on Vacant Residential Sites (Table 2J-5)	543			222	1,032	1,797
Capacity on Vacant Non-Residential Sites (Table 2J-5)	1,674		350	0		2,024
Surplus Capacity	1,620		411	479		2,510

Source: City of Reedley, 2014.

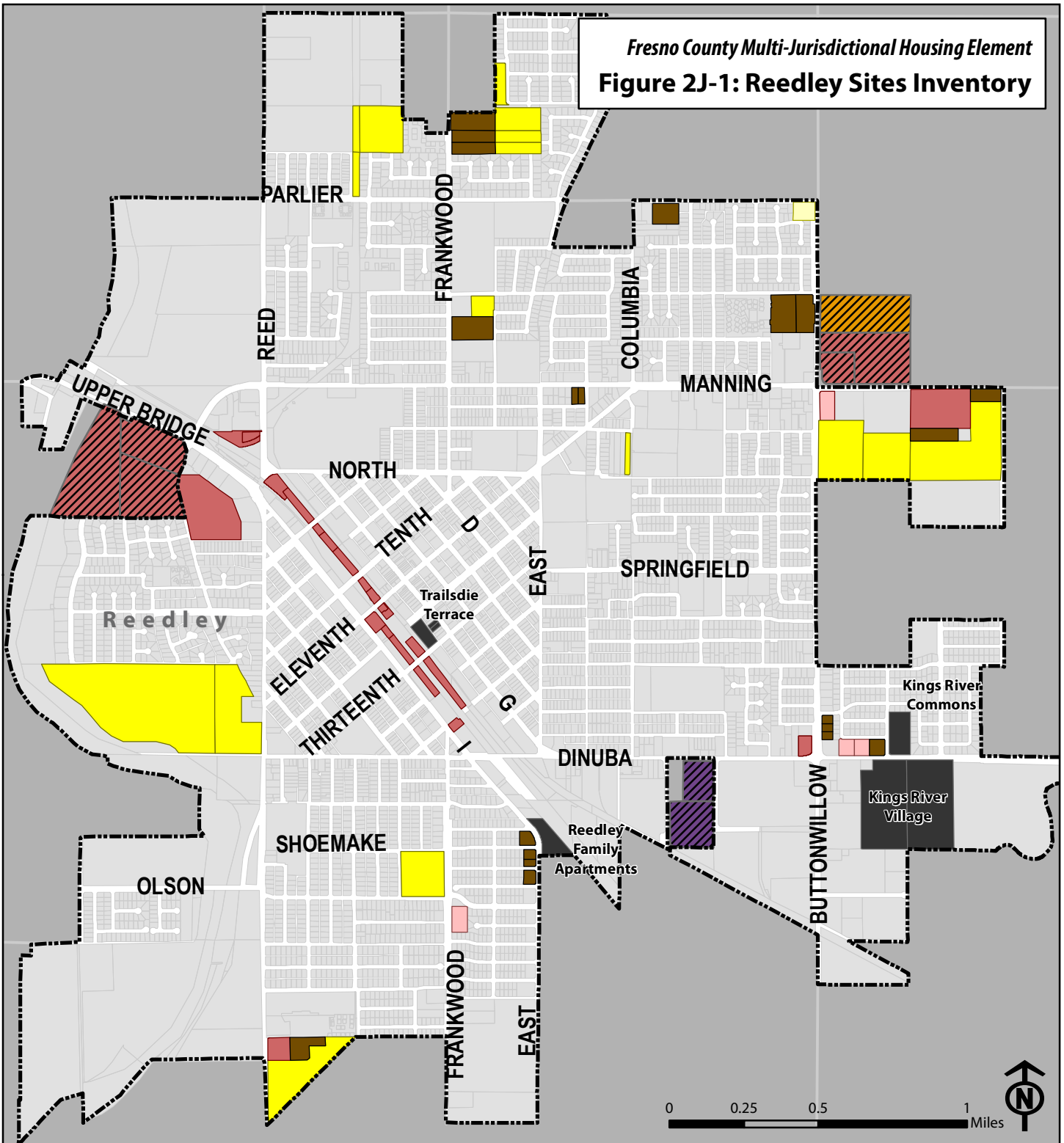
Adequacy of Public Facilities

Domestic water in the Reedley area is provided by the City of Reedley. During the summer months, four of the City’s six wells are in use, but in winter months, only two wells are in use. Based on the remaining capacity during the peak months of summer, the City has capacity for an estimated 4,620 additional housing units. This is more than adequate to accommodate the 2013-2023 RHNA.

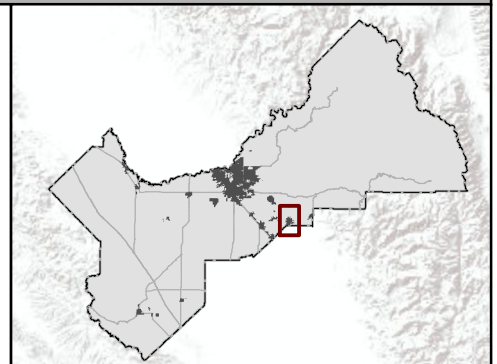
The City of Reedley also provides sewer service to the community. In 2008, the City initiated a multi-phase plan to increase capacity at the City wastewater treatment plant (WWTP). The first phase of the plan increased plant capacity from 3.0 million gallons per day (mgpd) to 5.0 mgpd. The second phase will also expand capacity by 2.0 mgpd, and is anticipated to be complete by 2020. The City currently has capacity at the WWTP to accommodate roughly 7,000 additional housing units, which is more than adequate to accommodate the 2013-2023 RHNA.

All sites presently zoned for residential use are served by public facilities, including water and sewer. City standards and service delivery policies require extension of infrastructure to ensure that new development is adequately served.

Fresno County Multi-Jurisdictional Housing Element
Figure 2J-1: Reedley Sites Inventory



City Limits	Vacant Sites Zoning	RM-2
Highways	R-1-7	ML
Approved Projects	R-1-6 or R-1-SP	CN
Prezoned Parcels	RM-3	CC



APPENDIX 2J: CITY OF REEDLEY

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SECTION 2J-3: CONSTRAINTS

Land Use Controls

General Plan

Analysis

Reedley recently adopted its 2030 General Plan. The General Plan includes four residential land use designations:

- *Suburban Residential:* 1.0-4.0 dwelling units per gross acre
- *Low Density Residential:* 4.1-8.0 dwelling units per gross acre
- *Medium Density Residential:* 8.1-15.0 dwelling units per gross acre
- *High Density Residential:* 15.1-29.0 dwelling units per gross acre

The General Plan also allows residential in two commercial land use designations:

- *Central Commercial:* up to 30 units per gross acre
- *Neighborhood Commercial:* up to 20 units per gross acre

Conclusion

The City offers a range of housing densities in the community, ranging from one dwelling unit per acre (du/ac) to 29 du/ac in residential zones. The Central Downtown designation permits densities up to 30 du/ac. These densities allow for a variety of housing types, including high-density affordable housing.

Recommended Action

None required.

Zoning Ordinance

Analysis

The City's Zoning Ordinance provides for the following residential districts:

- **Rural Estate District (RE):** The RE District is designed to function as an area of transition or changing character between the rural agricultural area and more urban areas.
- **One-Family Residential Districts (R-1-5, R-1-6, R-1-7, R-1-9, and R-1-12):** The R Districts are intended primarily to provide living areas at locations designated by the General Plan for low and medium density, involving single-family dwellings.
- **Multifamily Residential Districts (RM-2, RM-3):** The RM Districts are intended primarily for the development of multi-family residential structures at densities consistent with policies of the General Plan. The RM-3 district is intended primarily for application to areas designated by the general plan for medium density, and within older, basically single-family residential areas of the community where vacant property has been bypassed because of excessive size, irregular shape or difficulty in providing public access. The RM-2 district is intended for application to areas designated by the general plan for high density.

In addition, the Zoning Ordinance encourages mixed-use development in several zones in an effort to promote a walkable environment in a locale where residential uses are in close proximity to places of employment and commerce. Mixed-use projects are allowed by-right in the following commercial zones and as a conditional use in the following industrial zone:

- **Professional Office District (PO):** The PO professional office district is intended to provide opportunities for the location of professional and commercial offices in close relationship to one another in areas designated for combined professional office use, including high density use, by the General Plan. Any use permitted within any R or RM district is permitted in this district. A mixed use project is a "by right" use and the integrated residential use must be developed in accordance with the Medium Density Residential General Plan land use designation (8 to 15 dwelling units per acre).
- **Administrative and Office District (C-AO):** A mixed use project is a "by right" use and the integrated residential use must be developed in accordance with the Medium Density Residential General Plan land use designation (8 to 15 dwelling units per acre).
- **Neighborhood Commercial District (CN):** A mixed use project is a "by right" use and the integrated residential use must be developed in accordance with the Medium Density Residential General Plan land use designation (8 to 15 dwelling units per acre).
- **Central and Community Commercial District (CC):** A mixed use project is a "by right" use and the integrated residential use must be developed in accordance with the High Density Residential General Plan land use designation (15 to 29 dwelling units per acre).

- **Service Commercial District (CS):** A mixed use project is a "by right" use and the integrated residential use must be developed in accordance with the High Density Residential General Plan land use designation (15 to 29 dwelling units per acre).
- **Light Industrial District (ML):** Mixed-use projects are conditionally permitted in this district.

Mixed-use projects can either be arranged as vertical mixed-use (i.e., commercial on the ground floor and residential above) or as horizontal mixed-use (i.e., separate but adjacent buildings containing commercial and residential uses).

Planned unit developments (PUDs) are also encouraged to achieve a more functional and harmonious environment which otherwise might not be possible by strict adherence to zoning regulations. A PUD may include a combination of different dwelling types and/or a variety of land uses that are made to complement each other and harmonize with existing and proposed land uses in the vicinity, by design. A PUD may be located in any district upon the granting of a conditional use permit.

Conclusion

The City's Zoning Ordinance provides for a range of housing options and offers several opportunities for higher-density residential and mixed-use development by right.

Recommended Action

None required.

Residential Development Standards

Analysis

Table 2J-7 summarizes basic residential development standards for Reedley. The table indicates the minimum lot size requirements, minimum site area per unit, setbacks, height restrictions, and parking and open space requirements that apply in each of the City's residential zoning districts.

Table 2J-7 Development Standards in Zones Allowing Residential and Mixed Use, Reedley

Zone District	Min. Lot Area (sq. ft.)	Density (area/ du)	Height (ft.)	Minimum Lot Dimensions (ft.)		Minimum Yard Setback (ft.)			Lot Coverage
				Width	Depth	Front	Side	Rear	
RE	30,000	1-4 du/ac	40	175	150	40	20	20	45%
R-1-12	12,000	3.63 du/ac	35	90	120	25	5	10	40%
R-1-9	9,000	4.84 du/ac	35	70	100	25	5	10	40%
R-1-7	7,000	6.22 du/ac	35	65	95	20	5	10	40%
R-1-6	6,000	7.26 du/ac	35	60	90	20	5	10	40%
RM-3 ¹	6,000	14.52 du/ac	35	50	100	15	5	5	50%
RM-2 ¹	6,000	21.78 du/ac	35	50	100	15	5	5	60%
PO	n/a	8-15 du/ac		50	100	15	5	5	65%
C-AO	n/a	8-15 du/ac	35	n/a	n/a	15	n/a	n/a	n/a
CN	n/a	8-15 du/ac	50	n/a	n/a	15	n/a	n/a	n/a
CC	n/a	15-29 du/ac	75	n/a	n/a	0	n/a	n/a	n/a
CS	n/a	15-29 du/ac	75	n/a	n/a	0	n/a	n/a	n/a
ML	4 acres	8- du/ac ¹	75	n/a	n/a	10	n/a	n/a	n/a

¹Minimum residential density varies based on acreage of the site in the ML district: 4-10 net acre site – 8 du/ac minimum; 11-15 net acre site – 15 du/ac minimum; 16+ net acre site – 20 du/ac minimum. The Municipal Code does not provide a maximum density.

Note: Consult the City of Reedley Zoning Ordinance for detailed information for each zone district.

Source: City of Reedley Zoning Ordinance, 2015.

Parking

Table 2J-8 summarizes residential parking standards in Reedley. The City allows shared parking or “joint use” parking for mixed-use developments with Planning Commission approval. The City also waives off-street parking requirements in the Downtown Commercial District, which applies to any parcel located in the area bounded by 10th and 12th Streets, and the first alleys east and west from G Street (Reedley Municipal Code, Chapter 9, Downtown Parking and Business Improvement Area).

Table 2J-8 Residential Parking Standards, Reedley

Residential use	Required Parking Spaces
One-Family Dwellings	2 spaces per dwelling unit
Two-Family, Three-Family and Multifamily Dwellings	1.5 spaces per dwelling unit
Elderly Housing	1 space per dwelling unit, provided that sufficient space must be set aside for 1.5 spaces per dwelling unit in the event of a change of use
Second Dwelling Units	1 additional off street parking space, covered or uncovered, shall be provided for each studio or one bedroom second dwelling unit; two (2) additional off street parking spaces, covered or uncovered, shall be provided for each second unit with two (2) or more bedrooms

Source: City of Reedley Zoning Ordinance, 2014.

Open Space and Park Requirements

The City’s current development impact fee schedule requires the payment of an Open Space Impact fee that varies depending on the unit type and density. The development impact fee is \$866 per multifamily unit and \$1,299 per single family unit. The City has a commercial rate of \$.0569 per thousand sq. ft. of development and an industrial rate of \$.293 per thousand sq. ft. of development. The development impact fee is designed to ensure the City achieves its park standard of four acres of parks per 1,000 persons (General Plan, 4.17 Park Standards and Demand, Page 137).

Conclusion

The City's residential development standards do not act as a constraint to development of new housing and affordable housing. Height and setback requirements relate well to the densities permitted, and lot size requirements are reasonable. The park standard is typical and does not provide a constraint to development.

Recommended Action

None required.

Growth Management

Analysis

The 2030 General Plan includes numerous goals and policies that promote compact development, infill development, and significant increases in residential densities. The Land Use Element also contains Policy LU 2.5.8, which states:

The City shall not support annexing land for residential development until at least eighty (80) percent of the existing residentially designated land inside the city limits is developed.

While this policy can serve to restrict the timing of future annexations, it does not impact the City’s ability to accommodate its regional housing needs allocation (RHNA). On June 5, 2014, the Planning Commission received a staff report indicating that the 93 percent of residentially zoned land was developed. City Council affirmed this finding through Resolution No. 2014-057. In addition, as demonstrated in Section 2J-2, the City has more than enough capacity within current city limits to accommodate the RHNA.

Conclusion

Since the City has adequate capacity within current city limits to meet its RHNA, the growth management policy in the Land Use Element is not a constraint to meeting the City’s housing needs.

Recommended Action

None required.

Density Bonus

Analysis

The City’s Zoning Ordinance does not contain a specific density bonus ordinance: however, developers may still use the State law to pursue a density increase. The City’s Zoning Ordinance does provide for an increase in the number of units in a project by as much as 35 percent, through the Planned Unit Development process, and in 2010, a project was granted a density bonus through the reduction in project development requirements.

Conclusion

While the lack of a specific density bonus ordinance in the Zoning Ordinance does not preclude developers from requesting a density bonus ordinance, the City should adopt a density bonus ordinance consistent with State law.

Recommended Action

The Housing Element contains a program to adopt a density bonus ordinance in compliance with State law.

Zoning for a Variety of Housing Types

Analysis

Table 2J-9 summarizes the housing types permitted and conditionally permitted under the Zoning Ordinance.

Table 2J-9 Residential Uses Permitted by Zone, Reedley

Residential Use	RE	R-1	RM-2	RM-3	RCO	UR	PO	CA-O	CN	CC	CS	ML
Single Family Dwelling	P	P	P	P	C	-	-	-	-	-	-	-
Multifamily Housing	-	-	P	P	-	-	-	-	-	-	-	-
Manufactured Housing	P	P	P	P	-	-	-	-	-	-	-	-
Mobile home park	-	-	C	C	-	-	-	-	-	-	-	-
Farm Employee Housing (36 beds or fewer)	-	-	-	-	P	P	-	-	-	-	-	-
Emergency Shelters	-	-	-	-	-	-	-	-	P	P	P	P
Transitional Housing	P	P	P	P	-	-	-	-	-	-	-	-
Supportive Housing	P	P	P	P	-	-	P	-	-	-	-	-
Single Room Occupancy	-	-	P	-	-	-	-	-	-	-	P	-
Group housing facility (6 or fewer) ¹	P	P	P	P	-	-	-	-	-	-	-	-
Group housing facility (7 or more)	C	C	C	C	-	-	-	-	-	-	-	-
Second Residential Unit	P	P	P	P	-	-	-	-	-	-	-	-
Mixed Use	-	-	-	-	-	-	P	P	P	P	P	C

P: permitted, C: conditional use permit, “-“ no provisions.

¹ When located in a single-family dwelling unit.

Source: City of Reedley Zoning Ordinance, 2015.

The following is a description of the City’s requirements for various housing types:

Multifamily

The Reedley Zoning Ordinance provides ample opportunities for multifamily housing. Multifamily dwellings are permitted by right in the RM-3, RM-2, and PO zones and by right as part of mixed use developments in all commercial zones: the CA-O, CN, CC, and CS zones. Multifamily dwellings are also conditionally permitted as part of mixed-use developments in the ML zone.

Manufactured Housing

In compliance with State law, the City permits manufactured housing on a permanent foundation in all zones allowing single family residential uses. The City also permits mobile home parks with a conditional use permit in the RM-2 and RM-3 zones.

Farmworker/Employee Housing

Under California Health and Safety Code 17021.5 (Employee Housing Act), farmworker housing up to 12 units or 36 beds must be considered an agricultural use and permitted in any zone that permits agricultural uses. In addition, the Employee Housing Act requires employee housing for six or fewer employees to be treated as a single family use and permitted in the same manner as other dwellings of the same type in the same zone. The City permits agricultural uses in the Resource Conservation and Open Space (RCO) District and Urban Reserve (UR) District. The City amended the Zoning Ordinance in July 2015 to permit employee housing for six or fewer employees in all zones allowing single family units and permit farm employee housing of up to 12 units or 36 beds in the RCO and UR zones.

Emergency Shelters

The City recently (2015) amended the Zoning Ordinance to fully comply with State law requirements for emergency shelters. The Zoning Ordinance defines emergency residential shelter as:

“Housing with minimal supportive services for homeless persons limited to occupancy of six (6) months or less. No individual or household may be denied emergency shelter because of an inability to pay.”

The City of Reedley complies with State law requirements for emergency shelters by permitting them by-right in the ML, CS, CC, and CN zones. Table 2J-10 shows the parcels that are vacant and zoned ML, CS, CC, and CN. There are 10 sites larger than one-half acre totaling over 10 acres that are zoned ML, CS, CC, or CN and could potentially accommodate an emergency shelter by right.

Table 2J-10 Potential Emergency Shelter Sites, Reedley

APN	Acreage
37010042	0.6
37024045	1.3
37024050	
37024058	1.1
36802163S	1.7
36802165	0.6
36801074S	1.4
36838044S	0.9
36838043S	
36838034S	1.4
36838033S	
36837057S	1.1
37020201	0.5
Total	10.6

Source: Mintier Harnish, 2014.

Transitional and Supportive Housing

The City of Reedley recently (July 2015) amended the municipal code to fully comply with State law. The City to permits transitional and supportive housing in all zones allowing residential uses (including nonresidential zones that permit residential uses). The City of Reedley also amended the municipal code to define transitional and supportive housing. The municipal code defines “transitional housing” as:

“Rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point which shall be no less than six (6) months. Transitional housing units are residential uses allowed in all zones that allow residential uses, subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.”

Furthermore, “supportive housing” is defined as:

“Housing, with no limit on length of stay, that is occupied by the target population, linked to on site or off site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing units are residential uses allowed in all zones that allow residential uses, subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.”

Single Room Occupancy Units

The Zoning Ordinance permits single room occupancy units by right in the RM-2, PO, and CS zones.

Group Homes

The City amended the Zoning Ordinance in May 2015 to fully comply with State law requirements for group housing. The Zoning Ordinance now permits group housing for six or fewer persons by right in all zones that allow single family uses (i.e., the R-E, R-1, RM-2, RM-3, and PO zones). The City also amended the Zoning Ordinance to allow group housing for seven or more persons as a conditional use in the RE, R-1, RM-2, and RM-3 zoned, and removed a requirement that they be limited to occupancy in a single family home.

Second Units

The City complies with State law. The Zoning Ordinance permits second units by right in zones allowing single family residential uses.

Conclusion

The City’s Zoning Ordinance is in full compliance with State law requirements for all housing types.

Recommended Action

No action required.

On- Off-Site Improvement Standards

Analysis

Requirements for on- or off-site improvements are regulated by Title 11 (Subdivision Regulations). The City requires storm drainage facilities to be provided pursuant to the City's Storm Drain Master Plan. Water and Sewer lines (Title 8; Public Utilities) must be connected to the City's main line for every lot; where lines are in streets or alleys, laterals for lots will be extended to the right-of-way lines, with the sub divider providing related parts. Fire hydrants are to be provided as necessary for adequate fire protection.

Easements are to be provided by the developer and dedicated to the City for overhead and underground utilities, including but not limited to, electrical, communication, sewer, water or gas lines, or drainage facilities. The sub divider is also responsible for related appurtenances and improvements necessary for connection of all utilities to each lot.

Local residential streets include a 60-foot right-of-way, with a paving width of 40 feet, 175 feet radius of curvature, and two, four-foot wide sidewalks, except on specific routes where street widths and sidewalks must be wider.

Conclusion

The City's standards for residential subdivisions are comparable to most urban jurisdictional standards and do not exceed those reasonably expected to provide safety for pedestrians and cyclists, adequate guest parking, and efficient traffic flow.

Recommended Action

None required.

Fees and Exactions

Analysis

New housing typically requires payment of the following fees to the City: building, plan check, General Plan Assessment, impact fees, various permits, and a variety of other handling and service charges. In addition, residential projects may incur the cost of preparing environmental documents, soils reports, traffic studies, and filing fees for tentative and final maps. Table 2J-11 shows a list of planning and development fees.

Table 2J-11 Processing and Permitting Fees, Reedley

Planning and Application Fees	Fee Amount
Administrative Review	\$100.00
Annexations	\$5,175.00
Appeals	\$500.00
Change of Zone	\$2,000.00
Conditional Use Permit (CUP)	
New development project	\$1,725.00
Amendment	\$690.00
Environmental Review:	
Categorical Exemption	\$250.00
Initial Study:	\$260.00
Environmental Impact Report	Cost + 10%
Negative Declaration	\$1,200.00
Mitigated Negative Declaration	Cost + 10%
Mitigation Monitoring Fee	Cost + 10%
General Plan Amendment:	\$2,500.00
Land Division Applications:	
Tentative Parcel Map	\$1,785 + \$70/Lot
Tentative Subdivision Map	\$2,300 + \$35/Lot
Vesting Tentative Parcel Map	\$3,000 + \$75/Lot
Vesting Tentative Subdivision Map	\$4,500 + \$115/Lot
Final Map	Cost + 10%
Exceptions	\$575.00
Lot Line Adjustment	\$800.00 + Cost
Voluntary Parcel Merger	\$800.00 + Cost
General Code Amendment	\$2,300.00
Planned Unit Development	\$1,725.00
Public Convenience or Necessity Findings	\$575.00
Site Plan Review:	
New	\$1,725.00
Amendment	\$400.00
Time Extension	\$300.00
Variance	\$575.00
Improvement Plan Check	2% of first \$20,000; plus 1.5% of amount of \$20,000
Construction Inspection of Public Improvements	4.5% of first \$10,000; plus 3% of amount over \$10,000, Minimum \$30

Source: City of Reedley, 2015.

Table 2J-12 shows development impact fees in Reedley for single and multifamily development. Development fees could total \$10,985 for multifamily units and up to \$16,477 for a single family estate home. Fees for single family homes at higher densities have reduced fees.

Table 2J-12 Development Impact Fees, Reedley

Land Use Type	Fee Amount Per Unit/ Per 1,000 Sq. Ft.	
	Outside City Center	Inside City Center (reduced)
Single Family Residential	\$16,477.93 per Unit	\$12,358.50 per Unit
Multi-Family Residential	\$10,985.29 per Unit	\$8,238.75 per Unit
Commercial	\$7,214.50 per 1,000 sq. ft.	\$5,410.00 per 1,000 sq. ft.
Industrial	\$3,711.80 per 1,000 sq. ft.	\$2,790.00 per 1,000 sq. ft.
Institutional/Other	\$1,166.72 per 1,000 sq. ft.	\$12,358.50 per Unit

Source: City of Reedley, 2015

In addition to City fees, several regional fees are also charged for residential development: Regional Transportation Mitigation and Indirect Source Review. For school fees, the Kings Canyon Unified School District assesses a school impact fee of \$3.36 per square foot on all new residential development. Currently, there are no exemptions from the school impact fee, however, the school board will review and consider requests for exemption from the fee.

Table 2E-13 shows permit fees for single family and multifamily prototype developments. The single-family prototype is a single-family detached residential dwelling unit with 2,000 square feet of living area and a 440-square-foot garage. The estimated construction cost for this prototype unit before permit fees is about \$200,000. The plan check, permit, and impact fees account for an additional sum of \$30,060, or approximately 15 percent of the estimated construction cost. The multi-family prototype is a 20-unit, two-story multi-family housing development with each dwelling unit measuring 1,000 square feet. The estimated construction cost for this prototype before permit and impact fees are roughly \$170,000 per unit. In summary, the fees for plan check, permits, and development impact total \$21,985 per unit. This constitutes approximately 13 percent of the estimated construction cost.

Table 2J-13 Prototypical Construction Fees

Fee Description	Amount	
	Single-family	Multi-family
Entitlement Permit Processing	\$0	\$1,975
Plan Check and Building Permits	\$4,122	\$4,015
School Fee	\$6,720	\$3,360
City Impact Fees	\$16,478	\$10,985
Transportation Mitigation Fee	\$1,640	\$1,150
Indirect Source Review	\$1,100	\$500
Total for Prototype	\$30,060	\$439,700
Total per Unit	\$30,060	\$21,985

¹ The regional impact fee is the RTMF (Regional Transportation Mitigation Fee) collected by COG for all Fresno County cities.

² The Indirect Source Review fee is collected by the air district for projects larger than 50 units which generally are about \$500/unit.

Source: City of Reedley, 2014.

Conclusion

Development impact fees are an estimated 15 percent of the total development costs for single family development and 13 percent for multifamily development. The City's development impact fees are well below the statewide average, constitute a relatively minor proportion of total development cost, and, therefore, do not constitute a constraint to the production or improvement of housing.

Recommended Action

None required.

Processing and Permit Procedures

Analysis

Table 2J-14 summarizes conventional procedural processes.

Table 2J-14 Typical Processing Procedures, Reedley

	Single Family Unit	Subdivision	Multifamily	Mixed Use
List Typical Approval Requirements	Zoning Compliance	Zoning Compliance	Zoning Compliance	Zoning Compliance
		Engineering/Public Works Compliance	Engineering/Public Works Compliance	Engineering/Public Works Compliance
		Title/Soil Reports	Site Plan Review	Site Plan Review
		Covenants and Restrictions	Title/Soil Reports	Title/Soil Reports
			Covenants and Restrictions	Covenants and Restrictions
Est. Total Processing Time	30 Days	90-120 Days	60-90 Days	60-120 Days

Source: City of Reedley, 2015.

Multifamily and mixed-use projects are required to go through the site plan review process to evaluate the project’s consistency with the City of Reedley General Plan and Municipal Code. The process is administrative and does not require a public hearing before a decision-making body. Projects are subject to the California Environmental Quality Act. Site Plan Review applications are processed and reviewed each week by City staff. If changes are required, then a re-submittal may be required. Following an approval from the Community Development Department, an applicant may submit for any entitlements, if necessary or for a building permit.

Administrative Approvals

Applications filed for administrative approval are submitted with prepared site plans and may include consideration of yards, spaces and buffers; fences and walls; street dedications and improvements; points of vehicular ingress and egress; signs; landscaping; noise; environmental impact mitigation; regulation of time for conducting certain activities; and a bond or other form of security for completion of improvements to assure conformance with conditions. The applicant is notified within 10 working days of filing. **Error! Reference source not found.** 2J-14 lists the typical processing time in which the City completes standard permits or approvals.

Subdivision, Parcel Map Review

Subdivision is initiated via the tentative tract or tentative parcel map process. Tentative maps are processed and approved within 75 days. Pursuant to Ord. 2000-05, 4-25-2000, prior to submitting an application, developers have the option of scheduling a pre-application meeting. The developer is informed of the City’s policies, fees, and infrastructure and development standards and may make recommendations on design. The tentative map application is then filed and the City determines completeness of the application within 30 days. It is then circulated as required and a public notice is posted for a Planning Commission hearing. Approval or conditional approval expires after 24 months with extensions of the map possible.

Improvement plans are submitted by the subdivider to the City Engineer and must include all public utilities, electric, gas, telephone, and cable television. Improvement plans are acted on within 60 days, unless revised submittals are received. Public improvements are to be completed prior to approval of the final map, or the applicant enters into a subdivision improvement agreement with the City as a part of conditional approval.

Conditional Use Permit Process and Variance

The Planning Commission may grant use permits for conditional uses as described in the zoning ordinance. The application is acted on within 60 days, by the Planning Commission at a public hearing informing the applicant of stated conditions, dedications, or requirements of approval found to be reasonably necessary to protect the public health, safety, and general welfare. The conditional use permit application becomes final 10 days following the date of resolution by the Commission.

The Planning Commission may consider and grant variances “only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this title deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.” Their decisions are subject to appeal to the City Council.

Conclusion

Review periods for site plans, and architectural/design review are standard for the region. Processing procedures are also considered standard and do not present any constraints.

Recommended Action

None required.

Building Codes

Analysis

The City has adopted the 2013 California Building Codes. The Reedley Fire Department is responsible for code enforcement and employs one full-time Life Safety/Code officer.

Conclusion

The City has not made any local amendments to the Code that would impact the cost of housing.

Recommended Action

None required.

Constraints on Housing for Persons with Disabilities

Analysis

California Building Code

As previously stated, Reedley has adopted the 2013 California Building Code. The code provides the minimum standards for accessibility. There are no amendments to the Building Codes that would diminish the ability to accommodate persons with disabilities or effect accessibility. Per the 2013 California Building Code, the City allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements.

Definition of Family

The City recently (July 2015) amended the definition of “family” in the as follows:

One person living alone or two or more persons living together in a dwelling unit with common access to, and common use of, all living, kitchen, and eating areas within the dwelling unit.

This definition compiles with State law.

Zoning and Land Use Policies

The City Zoning Ordinance allows for several types of facilities that provide services and conditions for the elderly and those with disabilities, including community care facilities, nursing homes, and rest homes. However, as previously stated, the Zoning Ordinance does not fully comply with State law requirements for group housing. While the Zoning Ordinance permits group housing for six or fewer persons by right in the R-E and R-1 zones, the Zoning Ordinance does not permit them in all zones that allow single family uses (i.e., the RM-2, RM-3, and PO zones). Furthermore, while the Zoning Ordinance contains provisions for group housing for seven or more persons, it limits them to occupancy in a single family home, which is a constraint to larger group housing facilities.

Reasonable Accommodation

The City does not have a reasonable accommodation ordinance. The City provides a process under which residents can apply for a variance that will allow them to alter their homes with ramps or other atypical features.

Conclusion

Amendments to the City’s Zoning Ordinance are required to address reasonable accommodation procedures.

Recommended Action

The Housing Element includes an action to amend the Zoning Ordinance to adopt reasonable accommodation procedures.

SECTION 2J-4: REVIEW OF PAST ACCOMPLISHMENTS

This section reviews and evaluates the City's progress in implementing the 2009 Housing Element. It reviews the results and effectiveness of programs from the previous Housing Element planning period in order to make recommendations about the programs.

Table 2J-15 Evaluation of 2009 Housing Element, Reedley

Program	Status	Evaluation	Recommendation
Program 1. Provision of Adequate Site for Housing Development			
<p>A1.1: To accommodate the housing need for the combined 3rd cycle unaccommodated need and 4th cycle unmet need for units affordable to lower-income households, the City will rezone 36.61 acres of underutilized residential sites to RM-3 zoning at a density allowing a minimum of 21.78 units per acre and 16 units per site, and 15.46 acres of vacant land for mixed use in the Commercial zone, at a density allowing a minimum of 20 units per acre and 16 units per site, by Summer 2014, to accommodate a total of 1,156 units of owner-occupied and/or rental multifamily for lower income households. Rezoned sites will include Map #3, 4, 5, 7, 10,13,14, 34 and 44 as High Density and Map #21, 40, 41 and 46 in the CC and CN-SP zones, as described on Table 4-4, Table 4-5A and Table 4-5B, and permit owner-occupied and rental multifamily residential uses by-right (without a conditional use permit, planned unit development permit or other discretionary action) pursuant to Government Code Section 65583.2(h). In addition, at least 50 percent of the remaining 1,156 units will be accommodated on sites zoned for exclusively residential uses.</p>	Completed	Of the rezone sites included in Action A-1.1, only APNs 363-110-84, 363-110-85, and 363-350-19 were rezoned. The City instead opted to rezone, prezone, and annex other sites to meet the remaining need. In all, Reedley created capacity for an additional 2,870 units, including 2,041 lower-income units, 480 moderate-income units, and 349 above moderate-income units.	Delete program.
<p>A1.2: The City will approach developers and funding agencies through outreach of materials and vacant site inventory to facilitate development of the sites with assisted housing. The elimination of redevelopment by the State presents a significant obstacle to infill housing, but the City will continue to work with the State to find a suitable replacement for facilitating infill development.</p>	Ongoing	The City developed outreach materials for the development community.	This program continues to be appropriate and is modified and incorporated as part of Program 6.
<p>A1.3: The City will continue to cooperate with affordable housing developers to identify sites, consider reduced development costs, and streamline the development review process. The City helped Self-Help Enterprises with infrastructure cost through helping owners with down-payment for completed lots in the New Horizons Subdivision.</p>	Ongoing/ completed	The City assisted Self Help with infrastructure costs for the development of 30 very low- and low-income homeowner units. The City also worked with the Fresno Housing Authority on the development of 60 low- and moderate-income housing units.	This program continues to be appropriate and is modified and incorporated as part of Program 6.
<p>A1.4: The City will maximize the use of the City's CDBG allocated share to address deficient or non-existent infrastructure in support of housing. Funds will be leveraged for area-wide improvements for housing construction, rehabilitation, and preservation.</p>	Ongoing	City continues to use CDBG funds for infrastructure improvements.	Included in Program 5.

Program	Status	Evaluation	Recommendation
<p>A1.5: The City will identify and analyze potential alternative funding sources for the purchase of sites for low and moderate-income housing, to be land banked or used for the development of assisted housing.</p>	<p>Ongoing</p>	<p>The City was not able to identify a funding source for the purchase of sites for affordable housing. The elimination of the Redevelopment Agency severely limits the City’s ability to purchase land.</p>	<p>Delete program.</p>
<p>A1.6: As part of the annual housing element review, a consistency review between the General Plan elements and the housing element will be performed to ensure consistency between the elements. In addition, during the planning period any amendment to the General Plan or Housing Element will be reviewed at the time they are proposed to ensure consistency between the General Plan elements and Housing Element.”</p>	<p>Ongoing</p>	<p>The Housing Element is consistent with the General Plan. This consistency review is conducted as part of the Housing Element Update.</p>	<p>Consistency will be maintained on an ongoing basis. A program is not needed.</p>
<p>A1.7: To ensure adequate sites are available throughout the planning period to meet the City’s RHNA, the City will every two years update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City’s RHNA. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall.</p>	<p>Ongoing</p>	<p>The Housing Element provides this information. It describes the City’s ability to accommodate the RHNA.</p>	<p>This program continues to be appropriate and is modified and incorporated as part of Programs 3 and 4.</p>

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Program	Status	Evaluation	Recommendation
<p>A1.8: Promote parcel consolidation for the assembly of new housing sites to ensure that minimum densities are achieved. Develop a Priority Lot Consolidation List with the goal of creating a list of “ready to go” development sites that can be shown to potential developers. Using the list of sites in Table 4-1 as a starting point, the list should:</p> <ul style="list-style-type: none"> ▪ Prioritize sites located in General Plan land use areas designated for allowing for multifamily residential development; ▪ Consider common ownership patterns, the physical condition of existing buildings, on site constraints, and the Assessor’s ratio of improvement value to land value - an indicator of underutilization of land A; and ▪ Focus efforts on specific geographic areas with the greatest development potential according to the latest development trends and expressed developer interests. The identified sites should be ideally located to meet the criteria for affordable housing grants and financing. ▪ Offer incentives to developers to promote parcel consolidation, such as priority permit processing; exemptions from zoning requirements; and deferred development fees. 	Completed	On July 22, 2014, the City Council approved Ordinance No. 2014-002, which authored the regulatory merger of contiguous parcels, consistent with the Subdivision Map Act. The sites inventory in the 2015 Housing Element identifies all high-density zoned parcels in the city. These are mostly infill parcels. The City does not have a priority list of parcels based on geographic area or other characteristics. Instead the 2015 Housing Element contains a program to encourage lot consolidation of all small sites in the inventory.	This program continues to be appropriate and is modified and incorporated as part of Program 11.
<p>A1.9: Continue to provide adequate sites for development, housing rehabilitation and conservation, and other programs for new housing. The amount of land designated for high density residential use is to be increased with the 2030 General Plan Update. Land designated for high density will be strategically located near school, commercial services, and public services so future projects can be competitive when seeking funding. In keeping with the intent of the San Joaquin Valley Blueprint, overall housing density within each land use designation is increasing.</p>	Completed	The City adopted its new General Plan in 2014. The General Plan expands opportunities for high density residential uses and mixed-use developments. This expanded capacity is reflected in the sites inventory for this Housing Element Update.	Delete program.

Program	Status	Evaluation	Recommendation
<p>A1.10 Promote mixed-use development downtown where housing is located in close proximity to urban services, shopping and/or public transportation. The City will promote mixed-use development by the following actions:</p> <ul style="list-style-type: none"> ▪ Promote the development of live-work in the downtown mixed-use areas; ▪ Provide incentives such as density bonuses and increases in commercial floor area ratios when mixed-use development integrates an affordable housing component; and ▪ Identify candidate sites where higher density residential development might be feasible and appropriate. ▪ Prepare a mixed use zone with modified densities and standards for the Downtown and surrounding areas. 	Ongoing/ Completed	The City recently (2014) amended the Zoning Ordinance to expand opportunities for mixed-use development. Mixed-use is permitted by right in all commercial zones and with a CUP in the ML zone. The City is also completing a citywide rezone program to increase the number of sites where mixed-use development is allowed by right.	Delete program, but continue to promote mixed-use development through incentives.
<p>A1.11: Establish minimum densities for multifamily housing in mixed-use zoning districts. Rezone the sites identified in Table 4.1 sufficient to accommodate the housing needs of households of all income levels.</p>	Completed	As part of a comprehensive Zoning Ordinance Update, the City established minimum densities for multifamily housing in commercial zones allowing mixed-use and rezoned several sites to accommodate mixed use development.	Delete program.
<p>A1.12: The City will establish specific procedures to grant priority water and sewer services to development project with affordable to lower-income households, pursuant to State Code Section 65589.7.</p>	Ongoing	The City ensures the availability of public infrastructure to the project site as part of the entitlement approval process.	This program continues to be appropriate and is modified and incorporated as part of Program 5.
<p>Program 2. Provision for Extremely Low, Very Low, and Moderate-income Housing for Homeowners and Renters</p>			
<p>A2.1: The City will encourage developers to make application for FmHA 502 Interest Subsidy programs and will work with and assist those developers. The program provides direct loans to individuals of low to moderate income to purchase newly constructed homes. The interest rate varies according to the applicant's adjusted family income and ranges from one percent to market rate. The City will participate with Fresno County in securing any additional housing programs as they become available.</p>	Ongoing	Ongoing, the City will work with developers with applications if requested. No assistance has been requested.	This program continues to be appropriate and is modified and incorporated as part of Program 6.

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Program	Status	Evaluation	Recommendation
<p>A2.2: The City will assist developers who are willing to provide low-income housing through expediting the entitlement processing and approvals for such projects. Expedited processing and direct staff attention are necessary for income qualified projects to meet their schedule due to their unique characteristics. Entitlement processing, Engineering Plan Check, and Building Plan Check have been expedited for qualified projects.</p>	Ongoing	The City assisted in the streamlined process for a 60-unit low- and moderate-income project.	This program continues to be appropriate and is modified and incorporated as part of Program 6.
<p>A2.3: The City will support the Housing Authority's implementation of the conventional Public Housing Rental Program and the Section 8 Existing Program, which provides rent subsidies directly to participants' landlords, and will support that agency's attempts to secure additional funding for expanded programs. The City does not track the number of rental subsidies in the community and shall develop a formal tracking system with the Housing Authority to insure accurate reporting.</p>	Ongoing	The City continues to support the Fresno County Housing Authority in efforts to provide affordable housing.	This program continues to be appropriate and is modified and incorporated as part of Program 18.
<p>A2.4: The City will support and participate in any additional rental programs which may become available. The City will keep the community informed of programs for which it is eligible, and the City will assist in the application process and administration of such programs.</p>	Ongoing	The City is not aware of new rental programs that have become available. If new programs become available, the City will add them to the list of programs in flyers distributed at City offices.	Delete program. Pursue new grant opportunities as they become available.
<p>A2.5: Continue Multifamily Infill Housing that facilitates residential development and provides affordable housing and/or housing for those with special needs. These programs include the following:</p> <ul style="list-style-type: none"> ▪ Conducting public outreach to provide a broad overview on all types of infill housing development and illustrates various infill projects; ▪ Evaluating existing vacant and underutilized sites for the development of multifamily housing; and ▪ Identifying vacant and underutilized multifamily lots with the potential for site consolidation and make this information available to residential developers; 	Ongoing	This program is repetitive with several other programs described above.	Delete program.
<p>A2.6: Research the practicality and feasibility of creating minimum single family lots of approximately 4,500 to 5,000 square feet.</p>	Completed	The City Council established a 5,000 sq. ft. lot through Ordinance No. 2014-001.	Delete.
<p>A2.7: The City shall review and revise the Zoning Ordinance as it pertains to permitting secondary residential units by right on any residential lot containing a single-family unit, in accordance with California Government Code Section 65852.1 and 65852.2 and Ordinance No. 2009-05 adopted by the City on August 6, 2009.</p>	Completed	The City amended the Zoning Ordinance to permit secondary residential units by right on all lots containing a single family unit.	Delete program.

Program	Status	Evaluation	Recommendation
<p>A2.8: The Zoning Ordinance shall be revised to incorporate updated Density Bonus provisions, with options as per Government Code Section 65915-65918.</p>	<p>Not completed</p>	<p>The City has not yet instituted a specific Density Bonus Ordinance; however, developers may still use the State law to pursue a density increase.</p>	<p>This program continues to be appropriate and is modified and incorporated as part of Program 10</p>
<p>A2.9: Implement the provisions of AB 2292 (Dutra) and prevent the down-zoning of a residential property used to meet the RHNA without a concomitant up-zoning of a comparable property.</p>	<p>Ongoing</p>	<p>The City continues to ensure adequate sites to accommodate the RHNA.</p>	<p>This program continues to be appropriate and is modified and incorporated as part of Program 4</p>
<p>A2.10: Facilitate the development of affordable multifamily housing for extremely low, very low and low income households through medium and high density zoning and mixed-use zoning, density bonuses, land write-downs, priority permit processing, direct subsidies and other financial incentives.</p>	<p>Ongoing</p>	<p>Ongoing, however, the elimination of the Redevelopment Agency severely impacts this objective. The City assisted in the streamlined process for a 60-unit low- and moderate-income project.</p>	<p>This program continues to be appropriate and is modified and incorporated as part of Program 6.</p>
<p>A2.11: The City will continue to monitor, at least annually, at-risk units and pursue State and Federal funding sources such as the HOME and MHP Programs to assist at-risk units. Where feasible, the City will provide technical assistance and support to non-profit organizations with respect to financing. The City will ensure property owners comply with noticing requirements and work with tenants to provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through the Housing Authority and other affordable housing opportunities in the City.</p>	<p>Ongoing</p>	<p>Ongoing. The City will provide technical support to non-profits upon request. No assistance has been requested.</p>	<p>This program continues to be appropriate and is modified and incorporated as part of Program 8.</p>
<p>Program 3. Maintain And Improve The Quality Of The Existing Housing Stock And The Neighborhoods In Which They Are Located</p>			
<p>A3.1: Provide adequate infrastructure and services to meet demands generated by residential development.</p>	<p>Ongoing</p>	<p>Ongoing. City currently evaluates infrastructure requirements as part of capital improvement program.</p>	<p>This program continues to be appropriate and is modified and incorporated as part of Program 5.</p>
<p>A3.2: Encourage a mix of housing types in mixed-use areas and large developments.</p>	<p>Ongoing</p>	<p>The City continues to encourage mixed-use development.</p>	<p>Continue as a policy.</p>

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Program	Status	Evaluation	Recommendation
<p>A3.3: The Community Development Department will complete a housing condition survey pursuant to HCD protocol in order to identify substandard housing units in the City and assist homeowners in applying for rehabilitation assistance.</p>	Not completed	This program was not completed due to limited staff resources.	Delete program. Not feasible with current staff resources.
<p>A3.4: Maintain a code enforcement program to ensure building safety and integrity of residential neighborhoods.</p>	Ongoing	The Code Enforcement function is currently operated under the Fire Department.	This program continues to be appropriate and is modified and incorporated as part of Program 14.
<p>A3.5: The City shall continue housing rehabilitation assistance through the provision of low interest loans and grants. Funds for this program will become available from such sources as CDBG Funds, applications for FmHA Section 504 Single Family rehabilitation allocations for home repair loans, and other available sources.</p>	Ongoing	This program was not completed due to limited staff resources. Fresno County Housing Authority assists with housing rehabilitation assistance. The City referred five households to the Authority during the last planning period.	This program continues to be appropriate and is modified and incorporated as part of Program 13.
<p>A3.6: Various City Departments under a coordinated effort will work with community groups and non-profit organizations such as the Chamber of Commerce to accomplish at least one of the following citizen-led neighborhood cleanup programs per year:</p> <ul style="list-style-type: none"> ▪ Single event or annual free yard waste pickup (tipping fees to be reduced by Fresno County), ▪ Paint-Your-House program, ▪ Neighbor-Helping-Neighbor event(s) for painting home of senior or disabled residents, or simple repairs. 	Ongoing	The City holds a spring cleaning event every April. This is not a housing-specific program.	Delete.
<p>Program 4. Housing to Accommodate Special Needs Groups</p>			
<p>A4.1: The City will encourage nonprofit sponsors to make application for the construction of rental housing for seniors and other special needs groups as and will take all actions necessary and proper to expedite processing and approval of such projects.</p>	Ongoing	City will continue to expedite processing and encourage applications. Past applications have been assisted through redevelopment funds, which are no longer available. The City assisted the Marjoree Mason Center to develop and operate a displaced mothers and children home by renting the home to the Center for one dollar per year.	This program continues to be appropriate and is modified and incorporated as part of Program 6.

Program	Status	Evaluation	Recommendation
<p>A4.2: The City will make application to the State of California to fund housing under the HCD Farm Worker Housing program for renters and owners.</p>	<p>Not completed</p>	<p>The HCD Farmworker Housing program is no longer making funds. In addition, local redevelopment funds are no longer available, which severely impacts the ability to provide a local match for funding farmworker housing.</p>	<p>Delete program.</p>
<p>A4.3: The City will support the Housing Authority's continued implementation of the Economic Opportunity Act of 1964, which provides federal funds for the purpose of developing and operating programs that will meet the special needs of migratory agricultural workers and their families.</p>	<p>Ongoing</p>	<p>The City's Community Development Department will refer potential clients to the Housing Authority and will continue to promote Housing Authority Programs through referral, dissemination of informational material, and promotion at community events.</p>	<p>Farmworker housing needs will be addressed through regional collaboration (Program 1).</p>
<p>A4.4: The City will provide assistance to nonprofit sponsors and/or the Housing Authority and assist in two applications for FmHA 514/516 allocations for rentals that provide a combination of grants and loans to finance the construction of Migrant Farm Worker Rental Housing. Public and private nonprofit corporations, including State agencies and political subdivisions, are eligible for both grants and loans. The City will contract with a nonprofit housing agency to provide technical assistance and encourage participation in the program.</p>	<p>Not requested</p>	<p>No application for assistance has been requested. The City will be available to provide assistance if requested.</p>	<p>Farmworker housing needs will be addressed through regional collaboration (Program 1).</p>
<p>A4.5: With elimination of Redevelopment, the City will seek alternative funding for rehabilitation assistance to 47 very low-, low-, and moderate-income households.</p>	<p>Ongoing</p>	<p>The City has processed two tax credit applications in the past year. Funding has been secured for one of the developments.</p>	<p>This program continues to be appropriate and is modified and incorporated as part of Program 13.</p>
<p>A4.6: With elimination of Redevelopment, the City will seek alternative funding to assist and leverage the development of affordable housing units for large families and seniors.</p>	<p>Ongoing, review annually</p>	<p>The City has processed two tax credit applications in the past year. Funding has been secured for one of the developments.</p>	<p>This program continues to be appropriate and is modified and incorporated as part of Program 6.</p>

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Program	Status	Evaluation	Recommendation
<p>A4.7: The City will continue to seek grants and partner with non-profit organizations to establish a homeless facility within the City of Reedley. The City is working with the Marjoree Mason Center and CYM which both provide emergency temporary housing to prevent homelessness. However, both of these organizations serve only women and children. The City continues to refer others seeking assistance to Fresno County resources.</p>	Ongoing	The City has assisted Community Youth Ministries and the Marjoree Mason Center in the past.	Homeless needs will be addressed through regional collaboration (Program 1).
<p>A4.8: The City will encourage developers to make application for FmHA 502 Interest Subsidy programs and will work with and assist those developers. The City will take all necessary actions to expedite processing and approvals for such projects. The City will contract with a nonprofit housing agency to provide technical assistance and encourage developer participation in the program.</p>	Ongoing	No applications have been submitted. The City will be available to provide assistance if requested.	This program continues to be appropriate and is modified and incorporated as part of Program 6.
<p>A4.9: Provide financial assistance, regulatory incentives (e.g., density bonuses, reduced parking requirements, etc.) and priority permit processing for senior housing developments that provide 25 percent or more of their units at rents or prices affordable to moderate-, low- or very-low-income seniors.</p>	Ongoing	In 2012 the City streamlined the processing of the applications for an affordable project and also approved a density bonus based on affordability. The City has not yet instituted a specific Density Bonus Ordinance: however, developers may still use the State law to pursue a density increase.	This program continues to be appropriate and is modified and incorporated as part of Program 10.
<p>A4.10: Require all housing developments designated for seniors to be handicapped accessible, with such features provided at the time of construction as a standard feature rather than as an optional feature available for an additional charge.</p>	Ongoing	One senior housing development has been built, which included all units as handicap accessible. Senior housing, by design, includes accessible features. The accessibility provisions of the 2013 California Building Code (CBC) have been revised to conform to the requirements of the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design and maintain enhanced California accessibility provisions from the previous building code. The City does not require housing development to meet above and beyond State and national accessibility requirements. This program is removed from the Housing Element.	Delete.

Program	Status	Evaluation	Recommendation
<p>A4.11: Facilitate the development of accessible housing by providing financial assistance, regulatory incentives (e.g., density bonuses, reduced parking requirements, etc.); and continue to offer priority permit processing for housing developments that make at least 15 percent or more of the total units accessible to persons with disabilities through appropriate design and amenities.</p>	<p>Ongoing</p>	<p>In 2012 the City streamlined the processing of the applications for an affordable project and also approved a density bonus based on affordability. The City does not have the funding capacity to incentivize the provision of accessible housing. Often housing developments for persons with disabilities are publicly subsidized affordable housing and required to adhere to the Uniform Federal Accessibility Standards (UFAS). Such affordable projects can be eligible to receive density bonus, incentives, and concessions under the State density bonus program. No separate program is required or feasible to the City.</p>	<p>Delete.</p>
<p>A4.12: Require accessible units in multifamily housing developments in accordance with State law, with accessibility features provided at the time of construction as a standard feature rather than as an optional feature available for an additional charge.</p>	<p>Ongoing</p>	<p>All new multifamily units are required to comply with State law for accessibility.</p>	<p>Delete. This is required by State law.</p>
<p>A4.13: Enforce State handicapped, accessibility, and adaptability standards and remove constraints to housing accessible to persons with disabilities, consistent with SB 520.</p>	<p>Ongoing</p>	<p>The City will continue to enforce State and Federal ADA regulations. This is a basic requirement of State law.</p>	<p>Modified to address required Code amendments for housing for persons with disabilities (Program 10)</p>
<p>A4.14: Allow residential care facilities, group homes, foster homes and similar housing as required by State law. As part of the Zoning Ordinance update, the City will review parking requirements of group homes to ensure requirements do not act as a constraint on the development of housing for person of disabilities.</p>	<p>Initiated but not completed</p>	<p>In 2015 the City amended the Zoning Ordinance to comply with State law requirements for group homes. The City will review parking standards for group homes as part of a comprehensive update to parking standards, expected to be completed by the end of 2016.</p>	<p>This program continues to be appropriate and is modified and incorporated as part of Program 10.</p>

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Program	Status	Evaluation	Recommendation
<p>A4.15: Coordinate with the County and non-profits to address the housing and social needs of the homeless. The City will provide financial support, where appropriate, to non-profit agencies or groups that provide emergency, supportive, and/or transitional housing for the homeless or people at risk of homelessness. Additionally, staff will meet with non-profit groups at least once/year to discuss needs of the homeless population.</p>	Ongoing	Ongoing, however, the elimination of Redevelopment Agencies severely impacts this objective.	Homeless needs will be addressed through regional collaboration (Program 1).
<p>A4.16: Work with the Central Valley Regional Center to implement an outreach program that informs families within Reedley on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City’s website, and providing housing-related training for individuals/families through workshops.</p>	Not started	The Central Valley Regional Center implements its own outreach and education campaign. The City can help distribute information on available services. This can also be incorporated into the regional directory of resources (see Program 1 on Regional Collaboration). No separate program for the City of Reedley is required.	Delete. Address through Program 1.
<p>A4.17: Develop a program to provide rental assistance to fill the gap between income levels and the cost of housing for persons with Developmental Disabilities. The program will include the following steps:</p> <ul style="list-style-type: none"> ▪ Work with the regional center to identify the housing needs of the clients and assist in identifying available housing that meets those criteria. ▪ Identify the gaps that limit access to housing for persons with developmental disabilities (i.e. financial, accessibility). ▪ Develop Guidelines and market program 	Not started	This program is not feasible due to lack of staff and resources.	Delete.
Program 5. Removal of Constraints			
<p>A5.1: The City will analyze housing related development fees on an annual basis. City is encouraging development within the existing downtown and along the public Rail Trail. Development Impact Fees are reduced in these infill development areas.</p>	Ongoing	The City reviews development fees annually.	Included in Program 12.

Program	Status	Evaluation	Recommendation
<p>A5.2: The City will consider adoption of an Ordinance to eliminate the requirement to place overhead utility lines underground when the site is considered an infill site. When approving an affordable housing project, special consideration is given to the utility undergrounding requirement.</p>	<p>Ongoing</p>	<p>The undergrounding of utilities has become a standard of development throughout the nation. The undergrounding of utilities improves reliability of services, especially during severe weather conditions, and lowers long-term maintenance costs. At this time, the City does not recommend exempting new development from undergrounding the utilities.</p>	<p>Delete.</p>
<p>A5.3: The Community Development Department will assemble 2010 Census data and update annually to 2015. Information will be used to update projections, monitoring, and justify program adjustments. Building permit reports will be monitored to identify trends. The City relies on data from the State Department of Finance, US Census, and other sources when working on specific applications or projects.</p>	<p>Completed</p>	<p>The City continues to update demographic data annually using Department of Finance data and projections and other sources if necessary.</p>	<p>Delete program. Does not serve to remove constraints.</p>
<p>A5.4: Public Works and the Community Development Department shall review user fees to ensure charges remain consistent with costs of improvements and maintenance. Review of fees also includes comparison of fees with surrounding communities to recognize disparity. The City is a full service provider delivering water, sewer, and disposal services and historically has delivered these services at a rate lower than would be experienced if the City were to privatize these services.</p>	<p>Ongoing</p>	<p>Service fees are evaluated annually to ensure charges are consistent with the services provided.</p>	<p>Delete program.</p>
<p>A5.5: The City will continue to review funding alternatives to facilitate affordable housing construction, including alternatives to redevelopment financing and reimbursement agreements for the installation of infrastructure.</p>	<p>Reviewed annually</p>	<p>As part of the budget process each year, the City reviews potential funding for affordable housing, including CDBG and tax increments. The City has processed two tax credit applications in the past year. Funding has been secured for one of the developments. The City's CDBG allocation is limited and redevelopment tax increment funds have been eliminated by the State.</p>	<p>This program continues to be appropriate and is modified and incorporated as part of Program 6.</p>

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Program	Status	Evaluation	Recommendation
<p>A5.6 The City will amend the zoning ordinance to provide for emergency shelter, transitional housing and supportive housing as by-right uses.</p> <p>Definitions of “emergency shelter”, “transitional housing” and “supportive housing” are to be added to the zoning code as follows:</p> <ul style="list-style-type: none"> ▪ Emergency Shelter: Housing with minimal supportive services for homeless persons limited to occupancy of six months or less. No individual or household may be denied emergency shelter because of an inability to pay. ▪ Transitional Housing: Rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point which shall be no less than six months. ▪ Supportive Housing: Housing, with no limit on length of stay, linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. <p>As part of the Governmental Constraints analysis for the Housing Element update, the following revisions to the zoning code were identified as appropriate to address the needs of extremely low income households:</p> <ul style="list-style-type: none"> ▪ Add transitional housing and supportive housing within the zoning code’s definition section, and to permit transitional and supportive housing as a residential use, subject only to those regulations that apply to other residential dwellings of the same type in the same zone. ▪ Add emergency shelter within the zoning code’s definition section and list emergency shelters as a permitted use, without a conditional use permit or other discretionary action, in the Commercial and Light Industrial zone districts. Indicate that emergency shelters shall be subject to the same development and management standards as other permitted uses in the Commercial and Light Industrial zone districts. <p>The City will develop standards for emergency shelters to regulate the following, as permitted under SB 2: the maximum number of beds/persons permitted nightly; parking not to exceed requirements for other residential or commercial uses in the same zone; waiting and</p>	<p>In process</p>	<p>The City recently (2015) updated its Zoning Ordinance to comply with State law regarding emergency shelters, transitional housing, and supportive housing.</p>	<p>Delete program.</p>

Program	Status	Evaluation	Recommendation
client intake areas; onsite management; proximity of other emergency shelters; length of stay; and security.			
A5.7: The City will consider a zone change to permit Single Room Occupancy in at least one zone as a ministerial use to further promote housing choices for extremely low-income groups.	Completed	As part of a comprehensive Zoning Ordinance Update, the City amended the Code to allow single room occupancy units by right in the RM-2 and CS zones.	Delete program.
A5.8: City will define manufactured homes and revise zoning ordinance to allow by right, along with mobile homes on permanent pad, in residential zones.	Completed	As part of a comprehensive Zoning Ordinance Update, the City amended the Code to allow manufactured homes on permanent foundations in residential zones.	Delete program.
A5.9 The City will consider reducing parking requirements for senior housing, those with disabilities, and second unit projects.	Completed	The City allows reduced parking for senior housing.	Delete program.
Program 6. Promotion of Equal Opportunities			
A6.1: The City will refer discrimination complaints to the Fair Housing Council of Central California.	Ongoing	The City maintains brochures from the Fair Housing Council of Central California and makes them available to the public.	This program continues to be appropriate and is modified and incorporated as part of Program 19.
A6.2: The City will expand its fair housing program to promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color. Information notices will be posted on an annual basis at public places such as the Fresno County Public Library, Reedley Branch; U.S. Post Office, Reedley; and the City Community Center, as well as the City Hall.	Ongoing	The City posts notices at the library, city hall, and the community center.	This program continues to be appropriate and is modified and incorporated as part of Program 19.

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Program	Status	Evaluation	Recommendation
<p>A6.3: The city will participate and distribute fair housing materials at a variety of community activities to reach out to all segments of the community. The city will annually conduct fair housing in-service trainings press releases, directly contact interest groups for distributing fair housing materials, mail fair housing materials through utility billings and post fair housing information in a variety of community locations such as City Hall, the library, public counters, and the City’s website. Other specific actions include:</p> <ul style="list-style-type: none"> ▪ A pamphlet on equal housing opportunity to be prepared by December 2013 and distributed to the public through a variety of groups and locations as described above within two months. ▪ Identify local nonprofits, service organizations and community groups by October 2013 and distribute fair housing information every two years. 	Completed	The City developed pamphlets in 2012, which are available at City Hall.	This program continues to be appropriate and is modified and incorporated as part of Program 19.
<p>A6.4: The City will annually analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520 enacted January 1, 2002. The analysis will include an evaluation of existing land use controls, permit and processing procedures and building codes. If any constraints are found, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.</p>	Ongoing	The City is continually monitoring constraints on development and addresses the constraints, if necessary, through ordinance amendments. This is also completed through the Housing Element Update.	This program continues to be appropriate and is modified and incorporated as part of Program 10.
<p>Program 7. Energy Conservation Opportunities</p>			
<p>A7.1: The City will support public education programs that promote residential energy conservation, greenhouse gas emission reduction, and public awareness. In addition to material being made available, information is also attached to utility bills throughout the year. The City has coordinated and hosted energy conservation and efficiency programs at public facilities.</p>	Ongoing	Energy savings brochures are displayed and distributed at three locations: City Hall, Community Center, and Library.	This program continues to be appropriate and is modified and incorporated as part of Program 17.
<p>A7.2: The City will continue to enforce building code regulations (Title 24) California Administrative Code that require compliance with residential energy conservation measures for all new construction. The City Building Division archives compliance through the plan check and building inspection process.</p>	Ongoing	The City adopted the 2013 Title 24 Regulations when they went into effect. This is a basic staff function.	Delete.

Program	Status	Evaluation	Recommendation
A7.3: The City will continue to encourage water conservation through the landscape watering schedule. The City is installing water meters on all parcels and water utility fees will be based on consumption.	Ongoing	The City has adopted a water conservation ordinance.	Delete.
A7.4: Include utility company(s) energy-saving program information in brochures to be distributed by the City.	Ongoing	Energy savings brochures are displayed and distributed at three locations, City Hall, Community Center, and Library.	This program continues to be appropriate and is modified and incorporated as part of Program 17.
A7.5: Develop an ordinance for streamlined review of solar projects.	Not completed	Not complete.	This program continues to be appropriate and is modified and incorporated as part of Program 17.

Progress Toward the RHNA

Each jurisdiction in California is responsible for accommodating its share of the region’s housing needs. The process of determining each jurisdiction’s share of housing needs is called the Regional Housing Needs Assessment (RHNA). The RHNA projection period for the previous Housing Element was from January 1, 2006 to December 31, 2015 (as extended from June 30, 2013 by SB 375). The City of Reedley was assigned a RHNA of 1,350 units, divided into four income categories:

- Very Low-Income (less than 50 percent of the Area Median Income): 317
- Low-Income (50 to 80 percent of the Area Median Income): 234
- Moderate-Income (80 to 120 percent of the Area Median Income): 260
- Above Moderate-Income (greater than 120 percent of the Area Median Income): 539

Table 2J-16 summarizes the City’s accomplishments in meeting the RHNA during the previous RHNA projection period. As shown in the table, very few units were built in the City during this time period, which coincided with the recession, the elimination of redevelopment agencies in California, and cuts to State and Federal funding for affordable housing.

Table 2J-16 Units Built During 2006-2013 RHNA Projection Period, Reedley

	Very Low-income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
2006-2013 RHNA	317	234	260	539	1,350
Units Built 2006-2015 ¹	40	41	0	242	323
Percent of RHNA Met	13%	18%	0%	45%	24

¹Lower-income units with deed-restrictions were split evenly between very low- and low-income.

Source: City of Reedley, 2014.

SECTION 2J-5: AT RISK ANALYSIS

Table 2J-17 shows assisted housing units in Reedley. There are 277 assisted affordable units in five affordable apartment developments in Reedley. There are 38 units at the Mountain View Apartments at 128 South Haney Avenue, Reedley that are considered at risk of conversion to market rate by 2025. According to the California Housing Partnership Corporation, the Mountain View Apartments at 128 S. Haney Avenue lost its Section 8 Certificates in 2014. According to the Housing Authority of the City and County of Fresno and the manager of the Mountain View Apartments, the apartments continue as a HUD-assisted low-income project. The manager reports that HUD assistance for low-income households will continue and the units are not at risk of changing to non-low income housing in the next 10 years. The City will strive to preserve these at-risk units as affordable housing.

Table 2J-17 Assisted Housing Developments, Reedley

Name	Address	Target Population	Funding Source	# of Units	# of Affordable Units	Affordable Units Expiration	Risk Level
Kings River Commons	2020 E. Dinuba Avenue	Non-targeted	LIHTC	60	60	2069*	Not at risk
Mountain View Apartments	128 S. Haney Avenue	Non-targeted	Section 8 (renewed annually)	38	38	Unavailable	At risk
Springfield Manor Apartments	1463 E. Springfield Avenue	Non-targeted	USDA 515 And RDRA	40	40	Waiting on call back from management:	Not at risk
Riverland Apartments	990 East Springfield Avenue	Large Family	LIHTC, USDA 515	76	76	2043	Not at risk
Reedley Elderly	172 South East	Senior	LIHTC, USDA 515	23	23	2044	Not at risk
Sunset Terrace	629 East Springfield Avenue	Non-targeted	Public Housing	20	20	In perpetuity	Not at risk
Sunset Terrace II	806 Lingo Avenue	Non-targeted	Public Housing	20	20	In perpetuity	Not at risk
Reedley Family Apartments Phase 1	1110 South I Street	Non-targeted	LIHTC	48	47	2069*	Not at risk
Total				325	324		
Total At Risk				--	38		

Note: *Estimated expiration date

Source: California Housing Partnership, 2015.

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